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city of san luis obispo

GENERAL PLAN LAND USE ELEMENT



FEBRUARY 1994

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COMMUNITY DEVELOPMENT DEPARTMENT

OUR MISSION STATEMENT

Our mission is to serve all persons in a positive and courteous manner and help ensure that San Luis Obispo continues to be a healthy, safe, attractive, and enjoyable place to live, work, or visit. We help plan the City's form and character, support community values, preserve the environment, promote the wise use of resources, and protect public health and safety.

OUR SERVICE PHILOSOPHY

The City of San Luis Obispo Community Development Department staff provides high quality service when you need it. We will:

- ◆ Listen to understand your needs;
- ◆ Give clear, accurate and prompt answers to your questions;
- ◆ Explain how you can achieve your goals under the City's rules;
- ◆ Help resolve problems in an open, objective manner;
- ◆ Maintain high ethical standards; and
- ◆ Work to improve our service.

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GENERAL PLAN

LAND USE ELEMENT

Planning Commission Draft

February 1994

This draft has been prepared to reflect changes made by the Planning Commission to the February 1992 Hearing Draft. It was approved by the Planning Commission on February 23, 1994. It will be the subject of City Council hearings scheduled for March and April 1994.

Changes to the 1992 hearing draft are indicated by the following:

~~Words deleted~~

Words added

[2.4] - *Former part number.*

The City's General Plan is made up of sections called "elements." Each element focuses on certain topics as required or allowed by State law. According to State law, each element carries equal weight in defining City policies. In February 1994, the following elements comprised the City's General Plan:

<u>Title</u>	<u>Adoption or last major revision date</u>	<u>Most recently amended</u>
Urban Land Use & Growth Management*	1977	1993
Housing*	1986	1987
Circulation*	1982	
Open Space	1994	
Conservation	1973	
Parks and Recreation	1982	1987
Noise	1975	
Seismic Safety	1975	
Safety	1978	
Scenic Highway*	1983	
Energy Conservation	1981	1982
Water & Wastewater Management*	1987	1989

** The City is updating its General Plan. Revisions to these elements are under consideration during 1994: Land Use, Circulation, Housing, Water & Wastewater Management. In the future, some elements may be combined. The City intends to have a current, concise general plan published as a series of maps and loose-leaf chapters, all in a consistent format.*

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CONTENTS

INTRODUCTION	1
History	2
Public Participation	2
SAN LUIS OBISPO'S VISION	3
COMMUNITY GOALS	
Approach to Planning	5
Environment	5
Society & Economy	5
City Form	7
GROWTH MANAGEMENT	
Policies	
Urban Separation	9
Build-out Capacity	10
Urban Edges Character	10
Jobs/Housing Relationship	10
Regional Planning	10
City Size and Expansion	10
Greenbelt	11
Prime Agricultural Land	11
Residential Clustering for Open Space Protection	12
Air Quality	13
Growth Rate & Phasing	13
Educational and Governmental Facilities Near the City	14
Annexation and Services	15
Costs of Growth	18
Solid Waste Capacity	19
Programs	
Countywide Planning	19
Rural Areas and Open Space Planning	20
Air Quality	21

CONSERVATION AND DEVELOPMENT OF RESIDENTIAL NEIGHBORHOODS

Policies

Neighborhood Protection and Enhancement	23
Residential Location, Uses, and Design	23
Major Residential Expansion Areas	25
Residential Density	27
Affordable Housing	29
Residential Land Protection	29
Student and Campus Housing	30
Group Housing	30
Old Town	30

Programs

Updating & Enforcing Standards	31
Multifamily Preferences & Standards	31
Downtown Residential Development	31
Affordable Housing	32
Neighborhood Compatibility	32
Group Care Homes	32
Neighborhood Concerns	32

COMMERCIAL & INDUSTRIAL DEVELOPMENT

Policies

General Retail	33
Neighborhood Commercial	34
Offices	35
Tourist Commercial	36
Services and Manufacturing	37
Vehicles Sales	39
Overall	39

Programs

Zoning Regulations	41
Planned Development Zoning	41
Neighborhood Uses	41
Tourist Information	41
Dependent Care	41
Neighborhood Centers	41
Downtown Office Design	41
Auto Sales Relocation	42
Noise Control	42

DOWNTOWN

Policies

Downtown's Role	43
Downtown Residential	43
Entertainment and Cultural Facilities	45
Public Gatherings	45
Walking Environment	45
Public Safety	45
Open Places and Views	45
Traffic in Residential Areas	45
Street Changes	45
Parking	46
The Creek	46
Building Conservation and Compatibility	46
New Buildings and Views	46
Noise	46
Sense of Place	46
Design Principles	46
Government Offices	47
Commercial Buildings Outside the Core	47

Program	47
---------	----

PUBLIC & CULTURAL FACILITIES

Policies

Public Facilities	49
Cultural Facilities	51

Programs

City and County Offices Downtown	51
Performing Arts Center	51
Community Arts Groups	51
Land Acquisition	51

RESOURCE PROTECTION

Open Space Policies	53
Hillside Policies	55
Hillside Programs	61
Creeks and Flooding Policies	61
Creeks and Flooding Programs	65
Community Heritage Policies	66
Community Heritage Programs	68

AIRPORT AREA

Policies

Regional Service	71
Airport Land Use Plan	71
City Annexation and Services	71
Greenbelt Protection	71
Internal Open Space	71
Development Before Annexation	72
Transit Service	72
Specific Plan	72
Business Parks	72
Recreation Area	73
Tank Farm Uses	73

Programs

Specific Plan	73
Airline Service and Impacts	73
Growth Management	73

OPTIONAL USE & SPECIAL DESIGN AREAS

Maino-Madonna Area	75
Mid-Higuera Area	76
Drive-in Theater Area	76
Los Osos Valley Gap	76

REVIEW AND AMENDMENT

Comprehensive Reviews	77
Amendment Proposals	77
Annual Report	77

IMPLEMENTATION

Zoning Regulations	79
Subdivision Regulations	79
Architectural Review	79
Grading Regulations	79
Budgets	79
Property Management	79
Development Plan and Specific Plan	79
Environmental Review	79
Communication	80

DEFINITIONS 71

FIGURES

Number	Title	Page
1	Planning Area	viii
2	Urban Reserve Line & Principal Expansion Areas	10
3	Vehicle Sales Area - Auto Park Way	41
4	Downtown Planning Areas	38
5	Public Facility Areas	48
6	Hillside Planning Areas	54
7	Woodland Drive Specific Plan Area	48
8	Creeks and Floodplains	62
9	Airport Area	70
10	Optional Use and Special Design Areas	74

TABLES

Number	Title	Page
1	Residential Clustering for Open Space Protection	12
2	Anticipated City Population Growth	14
3	Major Residential Expansion Areas	27
4	Residential Densities	28

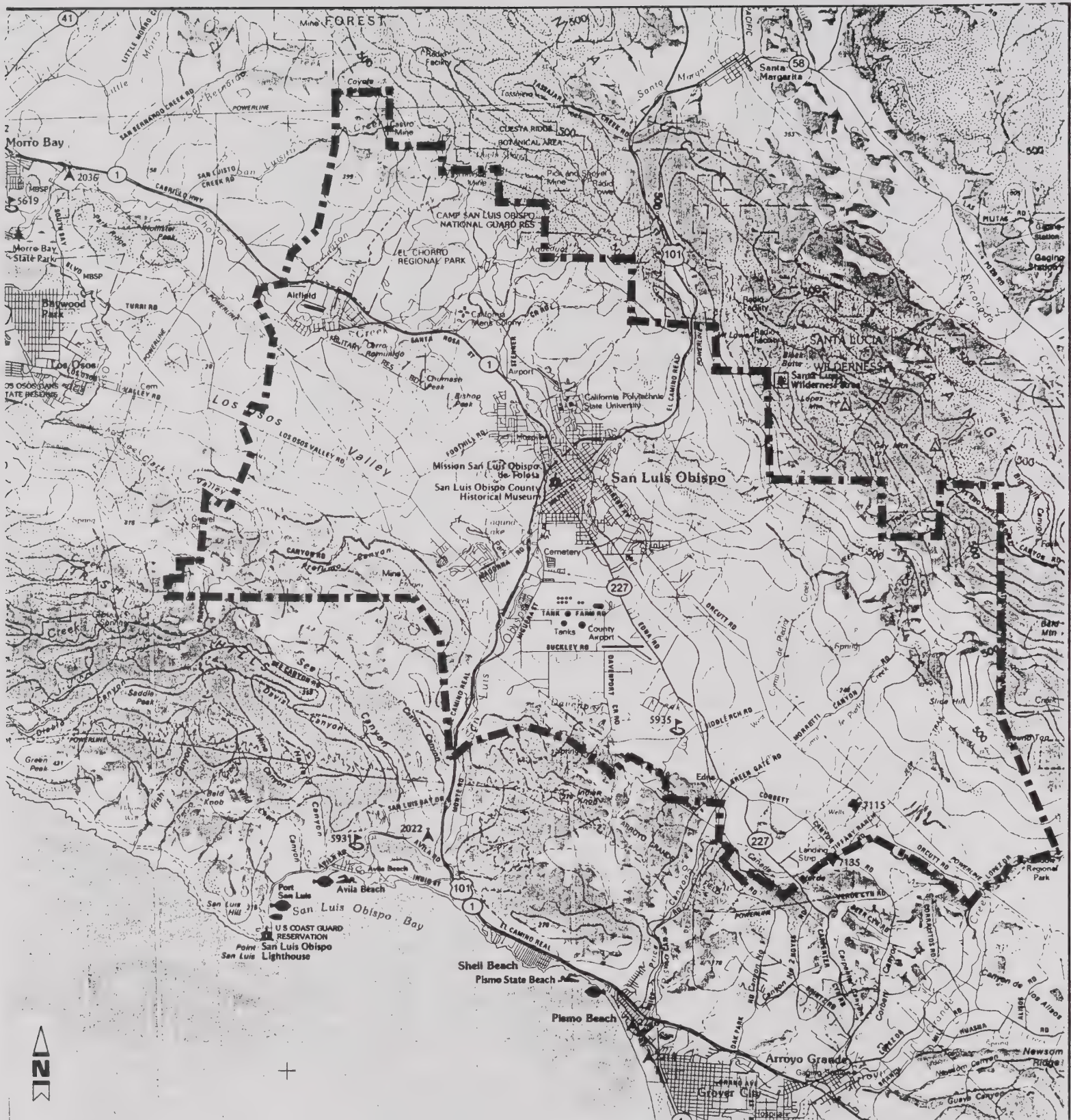


FIGURE 1

SAN LUIS OBISPO PLANNING AREA

INTRODUCTION TO THE LAND USE ELEMENT

The City's General Plan guides the use and protection of various resources to meet community purposes. It reflects consensus and compromise among a wide diversity of citizens' preferences, within a framework set by State law. The General Plan is published in separately adopted sections, called elements, which address various topics.

~~The Land Use Element, perhaps the most basic section, describes the City's desired character and size. It shows which areas in and around the City should be kept open and how the other areas may be built on.~~

The Land Use Element represents a generalized blueprint for the future of the City of San Luis Obispo. Required by State law, it is the core of the General Plan. Starting with the City as it now exists, the Land Use Element sets forth a pattern for the orderly development of land within the City's planning area. It also describes the expected level of population growth resulting from construction of the kinds of housing units included in the plan, as well as the kinds of new commercial and industrial development that are responsive to the City's economic needs.

The City's planning area coincides with the County's San Luis Obispo planning area (Figure 1), and can be generally described as extending to the ridge of the Santa Lucias (Cuesta Ridge) on the north and east; the southerly end of the Edna Valley (northern Arroyo Grande Creek watershed boundary) on the southeast; the ridge of the Davenport Hills on the southwest; and the ridge of the Irish Hills, Turri Road in the Los Osos Valley, and Cuesta College in the Chorro Valley on the west. [1.1.A]

~~The Land Use Element is coordinated in particular with the other elements addressing circulation, housing, and open space.~~

Policies in the Land Use Element and the General Plan Land Use Map are consistent with other General Plan elements. The Housing Element goals, policies, and programs reflect the land use policies as they relate to residential development. The Circulation Element recognizes implications of land use policy on traffic and establishes relevant goals, policies, standards, and implementation measures that address both existing and potential circulation deficiencies. The Safety Element identifies hazards that could affect both existing and future development and the Open Space Element addresses protection of open space amenities and resources. The Land Use Element recognizes these potential constraints on land use policy.

History

The City's first General Plan, including land use and other elements, was adopted in 1961. A revised plan was adopted in 1966, following the County's first adoption of a plan for the San Luis Obispo area in 1965. The City adopted major revisions of its land use element in 1972 and in 1977. The current element is a revision of the 1977 version.

Public Participation

Before adopting or revising any General Plan element, the Planning Commission and the City Council hold public hearings. The City publishes notices in the local newspaper to let citizens know about the hearings at least ten days before they are held. Also, the City prepares environmental documents to help citizens understand the expected consequences of its planning policies before the hearings are held.

The City started work on updating this element with a series of public workshops in 1988. Also, the City took a public opinion survey and established committees to give advice on the element.

The City intends to re-evaluate this element about every ten years. Parts of it may be updated more often. There will be annual reports on how the plan has been implemented and changed. Anyone may suggest or apply for an amendment to the General Plan at any time, though there are limits on how often it can be amended.

Edition Note

This draft of the Land Use Element was endorsed by the Planning Commission in February 1994, following several public hearings held over the previous eight months. It has not been adopted. This draft will proceed through City Council hearings, which are expected to lead to adoption by June 1994.

SAN LUIS OBISPO'S VISION

San Luis Obispo will maintain its healthy and attractive natural environment, its prosperity, and its sense of safety and community, ~~within a compact urban form~~. Our community will have a comprehensible scale, where people know each other and where their participation in government is welcome and effective. The general plan outlines basic features of the city needed to sustain our livelihoods, our natural and historical heritage, and our needs for interaction and expression. The general plan is a benchmark in the continuing planning process, reflecting the desires of citizens with different backgrounds to sustain the community's qualities for themselves and for future generations.

The City should provide a setting for comfortable living, including work and recreation. The City should live within its resources, and strive to provide adequate resources.

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COMMUNITY GOALS

Introduction

Goals describe desirable conditions. In this context, they are meant to express the community's preferences for basic future directions. In the goal statements, "San Luis Obispo" means the community as a whole, not just the City as a municipal corporation. The statements also indicate what the City should do and what it should influence others to do. [modified from policy 1.2.A] The goals state San Luis Obispo's basic positions on the extent, rate, composition, and financing of growth. The following Growth Management section includes policies and programs which offer more specific guidance on these topics. Later sections, dealing with parts of the City and with land-use categories, give more detailed direction on preserving neighborhoods and designing new development.

Approach to Planning

San Luis Obispo should:

1. Choose its future, rather than let it happen. San Luis Obispo should be proactive in implementing its vision of the future, and should work with other agencies and institutions to create our mutual future.

Environment

San Luis Obispo should:

2. Protect and enhance the natural environment, including the quality of air, water, and open space. [modified from policy 1.2.A(2)]
3. Sustain and, where it has been degraded, enhance wildlife habitat on land surrounding the city, at Laguna Lake, along creeks, and on open hills and ridges within the city, so that diverse, native plants, fish, and animals can continue to live within the area.
4. Protect public views of the surrounding hills and mountains.
5. Recognize the importance of farming to the economy of the planning area and the county, and protect agricultural land from development and from incompatible uses.
6. Protect and restore natural landforms and features in and near the city, such as the volcanic morros, hillsides, marshes, and creeks.

Society & Economy

San Luis Obispo should:

7. Provide employment opportunities appropriate for area residents' desires and skills.

8. Provide goods and services which substantial numbers of area residents leave the area regularly to obtain.
8. Retain existing businesses and agencies, and accommodate expansion of existing businesses, consistent with other goals.
9. Emphasize productive use of existing vacant buildings and areas committed to urban development.
10. Provide an adequate revenue base for local government and public schools.
11. Provide high quality public services, ensuring that demands do not exceed resources and that adequate facilities and services can be provided in pace with development. [modified from policy 1.2.A(1)]
12. Cooperate with other agencies in the county to assure that increases in the numbers of workers and college and university students in the San Luis Obispo area do not outpace housing availability.
13. Accommodate residents within all income groups in proportions similar to the whole county.
14. Preserve existing housing which is affordable to residents with very low, low-income, and moderate incomes residents.
15. Actively seek ways to provide housing which is affordable to residents with very low, low-income, and moderate incomes residents, within existing neighborhoods and within expansion areas.
16. Encourage opportunities for elder care and child care within the city.
17. Enrich community cultural and social life by accommodating people with various backgrounds, talents, occupations, and interests.
18. Provide a resilient economic base, able to tolerate changes in its parts without causing overall harm to the community.
19. Have developments bear the costs of resources and services needed to serve them, except where the community deliberately chooses to help pay in order to achieve other community goals.
20. Provide for high quality education and access to related services such as museums, art galleries, public art, and libraries.
21. ~~Be the focus of~~ Serve as the county's hub for: county and state government; education; transportation; visitor information; entertainment; cultural, professional,

medical, and social services; community organizations; and retail trade and medical services.

22. Provide a wide range of parks and sports and recreational facilities for the enjoyment of our citizens.
23. Retain accessible, responsive, and capable local government.
24. Ensure that residents' opportunities for direct participation in City government and their sense of community can continue. [modified from policy 1.2.A(3)]

City Form

San Luis Obispo should:

25. Maintain the town's character as a small, safe, comfortable place to live, and maintain its rural setting, with extensive open land separating it from other urban development.
26. Maintain existing neighborhoods and assure that new development occurs as part of a neighborhood pattern.
27. Keep a clear boundary between the town and the countryside.
28. Grow gradually outward from its historic center until its ultimate boundaries are reached, maintaining a compact urban form.
29. Foster an awareness of past residents and ways of life, and preserve our heritage of historic buildings and places.
30. Develop buildings and facilities which will contribute to our sense of place and architectural heritage.
31. Develop buildings and places which complement the natural landscape and the fabric of neighborhoods.
32. Focus its government and cultural facilities and provide a variety of business services and housing in the downtown.
33. Provide a safe and pleasant place to walk and ride a bicycle, for recreation, as well as for commuting, and other doing daily errands activities.
34. Be a safe place to live.

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GROWTH MANAGEMENT

POLICIES

1.1 Urban Separation [1.1.B and 1.2.C]]

Broad open spaces should separate the City from nearby urban areas. This element establishes a final City edge for urban development.

1.2 Build-out Capacity [1.2.C]

This element establishes an ultimate population capacity.

1.3 Urban Edges Character [1.1.B]

The boundary between San Luis Obispo's urban development and surrounding open land should be clear. Development just inside the boundary shall provide measures to avoid a stark-appearing edge between buildings in the city and adjacent open land. Such measures include: using new or existing groves or windrows of trees, or hills or other landforms, to set the edge of development; increasing the required side-yard and rear-yard setbacks.

1.4 Jobs/Housing Relationship [1.2.B]

The gap between housing demand (due to more jobs and college enrollment) and supply should not increase be addressed on a regional basis, and in the City's growth management ordinance.

1.5 Regional Planning [1.3]

The City will encourage regional planning and growth management throughout the County, and in cooperation with neighboring counties and the State.

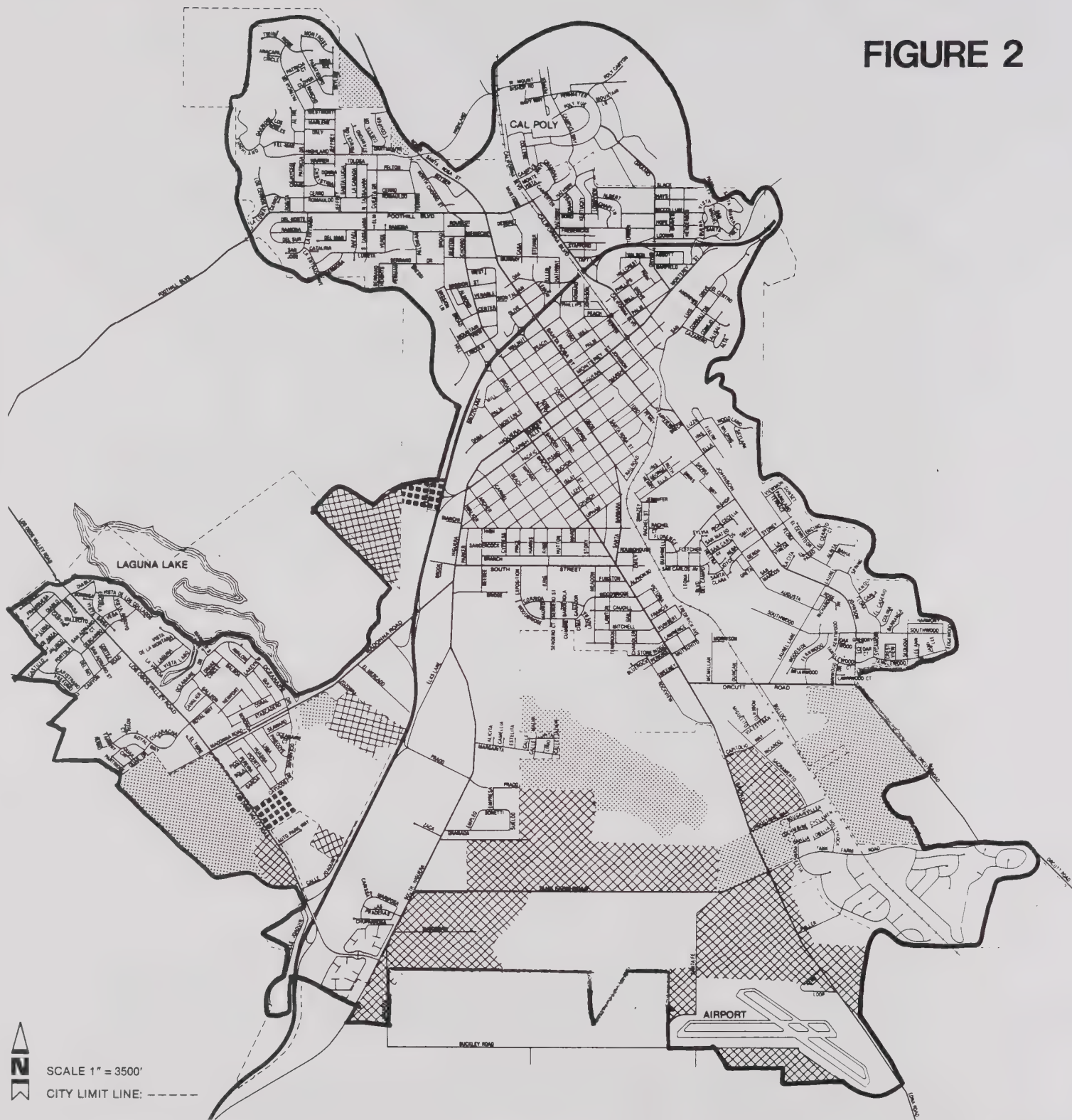
1.6 City Size and Expansion [1.4.A, B, C]

1.6.1 Urban Reserve The City shall have an *urban reserve line* containing the area around the City where urban development might occur. Urban uses within this line should be developed according to City-approved plans, consistent with this element.

1.6.2 Expansion Areas *Expansion areas* adequate for growth consistent with these policies should be designated within the urban reserve line (Figure 2).

1.6.3 Interim Uses Expansion areas should be kept in agriculture, compatible agricultural support services, or other open-space uses until urban development occurs, unless a City-approved specific plan provides for other interim uses.

FIGURE 2



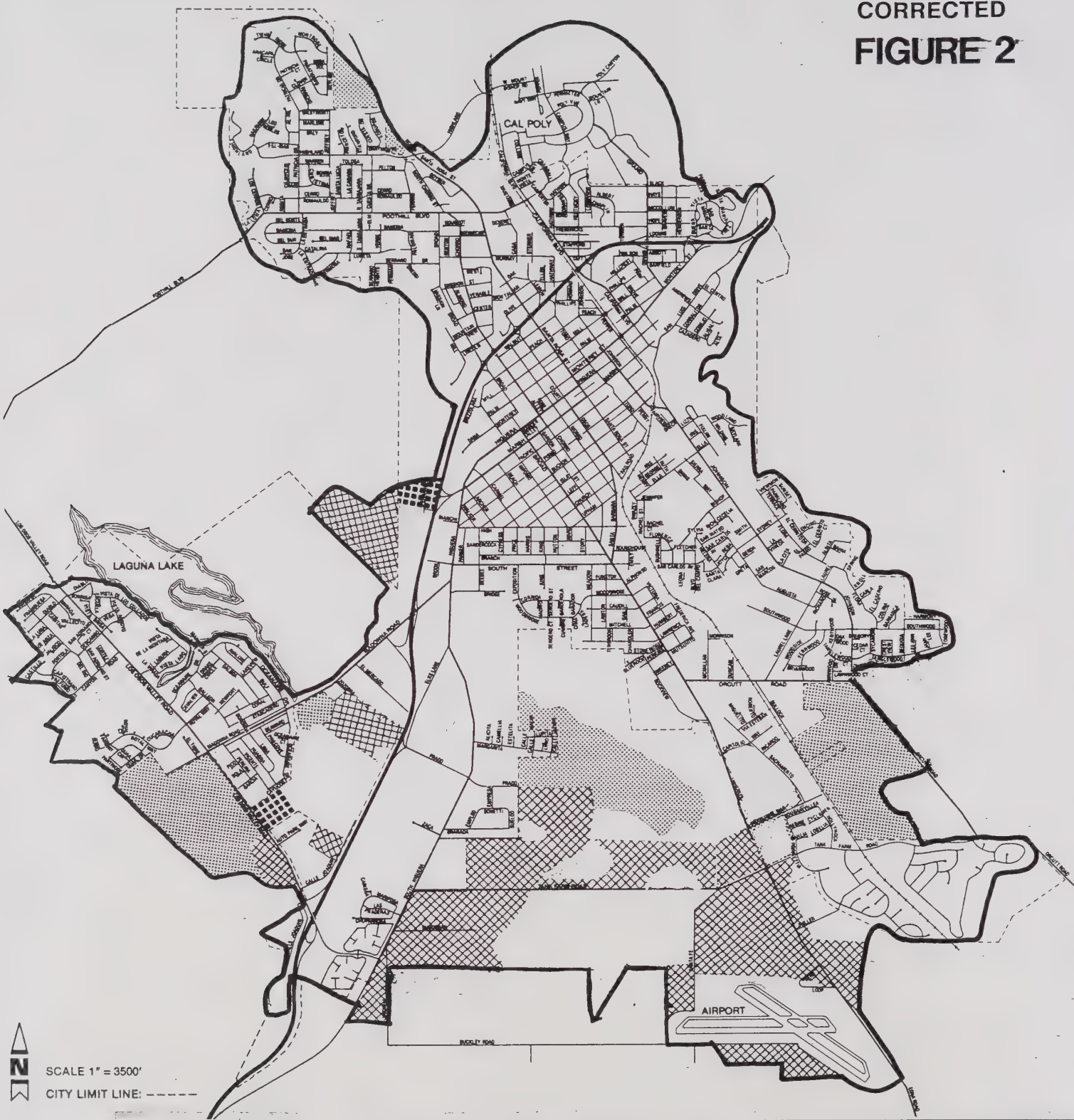
RESIDENTIAL

COMMERCIAL

USE TO BE DETERMINED

**URBAN RESERVE LINE
AND PRINCIPAL
EXPANSION AREAS**

CORRECTED
FIGURE 2



SCALE 1" = 3500'
CITY LIMIT LINE: - - - -

 **RESIDENTIAL**  **COMMERCIAL**  **USE TO BE DETERMINED**

**URBAN RESERVE LINE
AND PRINCIPAL
EXPANSION AREAS**

1.7 Greenbelt [1.5.A] (See also Section 6, Resource Protection)

1.7.1 Open Space Protection Within the City's planning area and outside the urban reserve line, undeveloped land should be kept open, ~~and~~ Prime agricultural land, ~~productive agricultural land~~, and potentially productive agricultural land should be protected for farming. Scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land should be permanently protected as open space.

1.7.2 Greenbelt Uses Appropriate ~~open-space greenbelt~~ uses include: watershed; wildlife habitat; grazing; cultivated crops; parks and outdoor recreation (with minimal building, lighting, paving, or use of vehicles so rural character is maintained); and home sites surrounded by land of sufficient size and appropriately located with respect to topography and vegetation to maintain the open character.

1.7.3 Commercial Uses Commercial development shall not occur, unless it is clearly incidental to and supportive of agriculture or other open-space uses.

1.7.4 Parcel Sizes & Density Allowed parcel sizes should be no smaller, and the number of dwellings allowed on a parcel should be no more, than designated by the 1989 San Luis Obispo County Land Use Element, with the exception of the following cluster incentive.

1.7.5 Building Design All new buildings and structures should be subordinate to and in harmony with the surrounding landscape.

1.7.6 Wildlife Habitat Continuous wildlife habitat --corridors free of human disruption-- shall be preserved and, where necessary, created.

1.7.7 Trees Significant trees, particularly native species, shall be preserved.

1.8 Prime Agricultural Land

Development of prime agricultural land within the urban reserve, other than a small parcel essentially surrounded by development, must contribute to permanent protection of agricultural land outside the urban reserve by one or more of the following methods, or an equally effective method: acting as a receiver site for transfer of development credit; securing for the City or for a suitable land conservation organization open space easements or fee ownership with deed restrictions; helping to directly fund the acquisition of fee ownership or open space easements by the City or a suitable land conservation organization.

1.9 Residential Clustering for Open Space Protection [1.5.B]

1.9.1 Basis for Variation Allowed parcel sizes and the number of dwellings may vary from policy 1.9.4 when:

- A. All new dwellings will be clustered in accordance with Table 1;
- B. The area outside the cluster is permanently protected as open space;
- C. Agricultural easements are placed on prime agricultural lands outside the cluster.

TABLE 1
RESIDENTIAL CLUSTERING FOR OPEN SPACE PROTECTION

Minimum non-cluster parcel size (acres)	Minimum site area to be open space, outside cluster (percent)	Minimum overall site area per dwelling (acres)	Minimum lot area (acres)
20	80	10	1
30	80	15	1
40	85	20	1
80	90	25	1
160	95	40	2.5
320 or more	95	60	2.5

1.9.2 Means of Protection Open space is to be preserved either by dedication of permanent easements or transfer of fee ownership to the City, the County, or a responsible, nonprofit conservation organization.

1.9.3 Public Access Areas in preserves should include public access, controlled to protect the natural resources, to assure reasonable security and privacy of dwellings, and to allow continuing agricultural operations.

1.9.4 Design Standards Cluster development shall:

- A. Be set back at least 150 feet from public roads;
- B. Be screened from public views by landforms or landscaping;
- C. Be located on other than prime agricultural land and be situated to allow continued agricultural use;
- D. Prohibit building sites and roads within stream corridors and other wetlands, on ridge lines, rock outcrops, or visually prominent or steep

- hill-sides, or in the habitat of rare or endangered plants or animals;
- E. Preserve historic or archaeological resources.

1.10 Air Quality [1.7.C]

If ~~planned~~ measures proposed at the time this element was adopted, mitigation decided during project review, or other programs or incentives intended to offset significant air-quality impacts of growth prove to be ineffective, the City will amend this Land Use Element to reduce its development capacity and will encourage other jurisdictions to reduce theirs, so that air quality will not deteriorate unacceptably because of growth. The City would ~~then~~ consider raising planned capacities to ~~previous levels~~ only if measures effective in protecting air quality are carried out.

1.11 Growth Rate & Phasing [1.8]

~~All forms of development will be addressed in the City's growth management regulations.~~

1.11.1 Overall Intent Growth should provide for the balanced evolution of the community and the gradual assimilation of new residents. Growth should be consistent with the City's ability to provide resources and services and with State and City requirements for protecting the environment and open space.

1.11.2 Residential Growth Rate ~~The rate of residential development inside the City limits will be controlled.~~ The City's housing supply shall grow no faster than one percent per year, on average, excluding dwellings affordable to residents with very low or low incomes as defined in the Housing Element. Table 2 shows the approximate number of dwellings and residents which would result from the one percent maximum average annual growth rate over the planning period.

1.11.3 Phasing Residential Expansions ~~Citywide, the number of dwellings will increase by not more than three percent during any three-year period.~~ Before a residential expansion area is developed, the City must have adopted a specific plan or a development plan for it. Such plans for residential expansion projects will provide for phased development, consistent with the population growth outlined in Table 2, and taking into account expected residential development within the 1992 City limits. The urban reserve capacity probably will be fully used about the year 2020. (The 1994 population of any areas annexed after 1994 will not be counted toward the allowed growth rate.)

Though the periods of development of the major residential expansion areas may overlap, the City prefers to complete one neighborhood before beginning another. The sequence of development of the major residential expansion areas will be decided based on the affordability of dwellings, and other public benefits, primarily open space. The area committing to development of the largest number of dwellings

affordable to residents with very low, low, or moderate incomes would be developed first, with open space dedication or other public benefits used to decide the order if two or three areas offer substantially the same housing affordability.

The anticipated intervals for the major expansion areas' development are: first area, 1993 - 2003; second area, 2004 - 2010; third area, 2011 - 2017.

TABLE 2
ANTICIPATED CITY POPULATION GROWTH

<u>Year</u>	<u>Approximate maximum number of dwellings</u>	<u>Anticipated Number of people(a)</u>
1992	18,200	42,800
1997	19,100	45,000
2002	20,100	47,300
2007	21,000	49,700
2012	22,200	52,200
2017	23,300	54,900
2022	24,500	57,700

Estimated urban reserve capacity: 58,200 (b)

(a) Includes residents of group housing.

(b) Includes Cal Poly campus residents, who were outside the city limits in 1994.

1.12 Educational and Governmental Facilities Near the City [1.9]

1.12.1 Overall policy Communication and cooperation between the City and nearby government ~~these~~ institutions is important and must be maintained.

General background: ~~The capacities~~ Changes in the number of workers, students, and inmates of the three major public institutions near the City directly influence the City's ability to manage growth. These institutions contribute to the local economy and have a wide range of impacts on the local quality of life.

1.12.2 Cal Poly

Policy: The City favors a Cal Poly enrollment ceiling of 19,200. The City favors additional on-campus housing, enhanced transit service, and other measures to minimize any adverse impacts of added enrollment.

Background: ~~This~~ The 19,200-student ceiling may be reached, if campus and community resources allow, about 2005. California State University system

plans call for Cal Poly enrollment and employment to remain on a plateau during the 1990's, then increase between the years 2000 and 2010, when Cal Poly's ultimate size would be reached. An increase from the approximately 17,000 students enrolled in 1991 to about 19,200 in 2005 would correspond to about one percent annual growth over that period.

1.12.3 California Men's Colony

Policy: The City supports having no more California Men's Colony inmates than were housed in 1991.

Background: The numbers of inmates and employees are expected to remain about the same during the planning period, as increases in the statewide prison population are accommodated by new facilities in other counties.

1.12.4 Cuesta Community College

Policy: The City favors measures such as satellite campuses, and enhanced transit service, ~~and other measures~~ to avoid undesirable local impacts of increasing enrollment at Cuesta College.

Background: Cuesta College provides valuable education and training services to area residents. However, Cuesta College attracts students from throughout the County and the State. Cuesta College employment and enrollment are expected to increase at about the same rate as County population growth.

1.13 Annexation and Services [1.10]

1.13.1 Water & Sewer Service The City shall not provide City water or sewer services to ~~new~~ the following areas. However, the City ~~should continue to~~ will serve those parties having valid previous connections or contracts with the City.

- A. Outside the City limits;
- B. Outside the urban reserve line;
- C. Above elevations reliably served by gravity-flow in the City water system;
- D. Below elevations reliably served by gravity-flow or pumps in the City sewer system.

1.13.2 Annexation Timing *Annexation* should be used as a growth management tool,

both to enable appropriate urban development and to protect open space. Areas within the urban reserve line which are to be developed with urban uses should be annexed before urban development occurs. The City may annex an area long before such development is to occur, and the City may annex areas which are to remain permanently as open space.

A major expansion area may be annexed in phases, consistent with the city-approved specific plan for the area. Phasing of annexation and development in major expansion areas will reflect topography, needed capital facilities and funding, open space objectives, and existing and proposed land uses and roads.

(See also Section 7.0, Airport Area.)

1.13.3 Required Plans ~~Before Land is annexed for anticipated development in an annexed area may be developed only after the City should adopt~~ has adopted a plan for land uses, roads, utilities, the overall pattern of subdivision, and financing of public facilities for the area ~~to be annexed~~. For each expansion area where a major annexation ~~should~~ occurs (named on the map), a specific plan should be adopted for the whole area before any part of it is ~~annexed~~ developed. For each minor annexation, the plan may be a specific plan, development plan under "PD" zoning, or similar development plan covering the entire area.

1.13.4 Development and Services Actual development in an annexed area may be approved only when the City can provide adequate services for the annexed area as well as for existing and potential development elsewhere within the City, except as explained in parts 1.14.5 and 1.14.6 below.

1.13.5 Minor Annexation Requirements The City may approve a minor annexation even if the City cannot provide adequate water and sewer service to all existing and potential development within the City, if the minor annexation meets criteria A through G below. The principal purpose for allowing such annexations is to establish a permanent greenbelt surrounding the City. Such an annexation must:

- A. Be adjacent to already developed land which is inside the City;
- B. Be outside major expansion areas;
- C. Have fewer than 25 acres for urban development, including building lots, roads, parking and other paved areas, and setbacks required by zoning;
- D. Have fewer than 40 dwellings;
- E. Conform with hillside planning standards (see page 55);

F. Permanently preserve open space which is each of the following:

- (1) Equal to at least four times the area to be developed;
- (2) Within the annexed territory or elsewhere;
- (3) Consistent with ~~this element~~ the Open Space Element;
- (4) Dedicated in fee or perpetual easement.

Note: The City may require more than the indicated amount of open space if doing so would meet the intent of this policy. For example, a more logical edge to the greenbelt may be achieved by protecting a larger open space area, by extending the open space to a ridge line or other feature.

G. Avoid increased demand for City water supplies, either by using an on-site source proven to supply ~~at least twice~~ the expected water use of the proposed development, or by making water-use reductions within developed areas of the City ~~equal to twice the expected water use of the proposed development~~ at the rate required by the Urban Water Management Plan.

1.13.6 Exceptions to Minor Annexation Requirements The City Council may exempt a minor annexation from meeting one or more of criteria A through G in policy 1.13.5 above, if it determines that the annexation would provide other, compensating public benefits which would outweigh the inability to meet the criteria. Examples of such compensating benefits are listed below. If the City has adopted a development moratorium due to water supply limits, a minor annexation cannot be exempted from the requirement to not increase water demand or to offset water demand (item G).

- A. Provides open space at least six times the developed area;
- B. Provides open space smaller than four times the developed area, but of exceptionally high value to the community, such as archaeological sites, high-quality wildlife habitat, natural landmarks, places with outstanding recreational potential, or other open lands which the community desires to preserve and which are vulnerable to imminent development;
- C. Provides at least one-half the number of proposed dwellings at prices affordable to people with ~~very low~~ or low incomes, and managed by a public or nonprofit agency;

1.13.7 Annexations Other Than "Major" or "Minor" Certain areas other than the major annexations and minor annexations described in policies above may be annexed.

A. Eligibility These other areas will be eligible for annexation if they:

- (1) Are inside the urban reserve;
- (2) Are outside major expansion areas;
- (3) Are separated from the urban reserve line and the designated greenbelt by land in different ownership.

B. Requirements For these areas:

- (1) Annexation may occur regardless of City water and sewer service capacity, but development (or connection of existing facilities) requiring additional service capacity may occur only when the capacity is adequate.
- (2) Specific types of uses will be identified through prezoning at the time of annexation.
- (3) The need to help protect open space beyond the development site may be met through a City-established program of fees in-lieu of dedicating land or easements.

C. Locations These areas are:

- (1) Ownerships within the area generally bounded by Highway 101, Madonna Road, and Los Osos Valley Road, where about one-half of each ownership is to be preserved as open space.
- (2) The area south of Tank Farm Road, east of Highway 227 and west of the Edna-Islay specific plan area.
- (3) Other parts of the Airport Area south of the Margarita Area.

[map to be provided in final version]

1.14 Costs of Growth [1.11]

~~New development shall pay for itself.~~ The costs of public facilities and services needed ~~to serve for~~ new development should be borne by the new development, unless the community chooses to help pay the costs for a certain ~~facility development~~.

to obtain community-wide benefits. The City will adopt a development-fee program and other appropriate financing measures, so that new development pays its share of the costs of new services and facilities needed to serve it.

1.15 Solid Waste Capacity

In addition to other requirements for adequate resources and services prior to development, the City must determine that adequate solid waste disposal capacity will be available before granting any discretionary land use approval which would increase solid waste generation.

PROGRAMS

See also Section 10, Implementation

1.16 Countywide Planning

1.16.1 County "RMS" The City will monitor reports of the County "resource management system" and advocate adherence to that system's principle of assuring that there will be adequate resources and environmental protection before development is approved. [1.3.A]

1.16.2 Regular Meetings The City will help arrange and participate in periodic meetings among decision-makers to discuss regional issues. [1.3.B]

1.16.3 Plans Summary The City will help keep up to date a summary of the land-use plans of all agencies in the County, showing areas designated for urban, rural, and open-space uses, and tabulating the capacities for various kinds of uses. [1.3.C]

1.16.4 Countywide Group The City will discuss with other jurisdictions the desirability of forming a countywide planning group. This group would be composed of representatives of the County and each city. It could establish a regional plan, to define urban and rural areas and approximate capacities for different types of uses. [1.3.D]

1.16.5 Project Review The City will help establish a procedure for all jurisdictions in the County to formally review local projects and general-plan amendments that could have countywide impact. [1.3.E]

1.16.6 Regional Growth Management The City will advocate a regional growth-management program, which should include:

- A. Population growth no faster than the statewide average growth rate for the preceding year, and no faster than can be sustained by available resources and services, whichever is less.
- B. No significant deterioration in air quality, due to development activities for which local government has approval.
- C. Plans for large residential developments to include a range of housing types to provide opportunities for residents with very low, low, or moderate incomes. [1.3.F (1), (2), (3)]

1.16.7 Consistent Plans The City will seek County Board of Supervisors approval amending the County Land Use Element to make it consistent with this element, within San Luis Obispo's planning area. The City will work with the County during updates of the County's plan for the San Luis Obispo planning area. [1.3.G]

1.16.8 City-County Agreement The City will pursue a memorandum of understanding between the City and County governments, assuring that neither agency will approve a substantial amendment to its plan for San Luis Obispo's planning area without the concurrence of the other. The key feature of the agreement would be the City's acceptance of the planned amount of growth and the County's agreement to not allow urban development within the planning area but outside the City. [1.3.H]

1.17 Rural Areas and Open-Space Planning [1.6.A, B, C]

1.17.1 Means of Protection The City will pursue a wide range of means to protect the surrounding open lands, including: agreements with the County; annexations; zoning; acquisition of fee title, open space and conservation easements, or development rights; agricultural preserve contracts with tax reductions; transfer of development credits; and cluster development; acquisition of land, easements, or access rights along public road extensions through agricultural or open space areas; a program for payment of fees in lieu of dedicating open space.

1.17.2 Funding The City will aggressively pursue sources of revenue for open space purchase and protection. Such revenue will augment and extend the effectiveness of traditional tools for open space protection (such as zoning) and deal with the equity issues of land-owner compensation. The City will explore all potential funding sources and other creative incentive programs, including general obligation bonds, sales tax increase, property transfer tax, assessment districts, tax incentives, and state and federal loans and grants. The City will advocate countywide planning and funding for open space protection.

1.17.3 Refined Planning Area Map The City will prepare, incorporate into the general plan, and seek County concurrence for a refined land-use map applying to the City's planning area outside the urban reserve. The map will show:

- A. Areas to be kept in permanent open space, including scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land.
- B. Existing uses other than open space, relatively far from the City's urban reserve line, which may be maintained but which should not be expanded or made more intense, including institutional uses such as California Men's Colony, Camp San Luis Obispo, and Cuesta College, and scattered residential and commercial developments.
- C. Existing uses other than open space which may be considered for inclusion within the urban reserve line during the ten-year updates of this element, such as nearby groups of rural homesites;
- D. Any existing uses other than open space which should be changed, relocated, or removed to allow restoration of the natural landscape or agricultural uses.

1.18 Air Quality [1.7.A, B, D]

1.18.1 Model City The City will be a model of pollution control efforts. It will manage its own operations to be as pollution-free as possible, and it will help educate citizens in ways to prevent air pollution.

1.18.2 Helping the Air District The City will help the Air Pollution Control District update and implement the County Clean Air Plan. The City will help implement programs to reduce the number of single-occupant trips in gasoline and diesel-fueled vehicles, including restrictions on, and alternatives to, car access for Cal Poly and Cuesta College.

1.18.3 Development Review The City shall consult with the Air Pollution Control District on all significant development.

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CONSERVATION AND DEVELOPMENT OF RESIDENTIAL NEIGHBORHOODS

POLICIES

2.1 Neighborhood Protection and Enhancement

2.1.1 Neighborhood Identity The City should help residents identify and plan for their neighborhoods, so they can strengthen their sense of place. [2.1]

2.1.2 Neighborhood Groups The City should encourage and support the formation and continuation of neighborhood groups, composed of neighborhood residents. [2.2]

2.1.3 Neighborhood Traffic Neighborhoods should be protected from intrusive traffic. All neighborhood street and circulation improvements should favor the pedestrian and local traffic. Vehicle traffic on residential streets should be slow. To foster suitable traffic speed, street design should include measures such as narrow lanes, landscaped parkways, traffic circles, and textured crosswalks. [2.3]

2.1.4 Neighborhood Connections All areas should have a street and sidewalk pattern that promotes neighborhood and community cohesiveness. There should be continuous sidewalks or paths of adequate width, connecting neighborhoods with each other and with public and commercial services. (See also the Circulation Element.) [2.4]

2.1.5 Neighborhood Open Links The City should ~~view~~ treat streets, sidewalks, and front setbacks as a continuous open ~~space that links between~~ all areas of the City and all land uses. These features should be designed as amenities for light, air, social contact, and community identity. ~~Street landscaping should be consistent with the adjacent neighborhood.~~ [2.5]

2.2 Residential Location, Uses, and Design

2.2.1 Mixed Uses & Convenience Neighborhoods shall include a mix of uses to serve the daily needs of nearby residents, including schools, parks, churches, and convenience retail stores. Neighborhood shopping and services should be available within about one mile of all dwellings. [2.6]

2.2.2 Separation and Buffering Residential areas should be separated or screened from incompatible, nonresidential activities, including most commercial and manufacturing businesses, the freeway, and the railroad. [2.7]

2.2.3 Housing and Aircraft New housing should not be allowed in areas where aircraft noise exposure and the risk of aircraft accidents are not acceptable. [2.7]

2.2.4 Residential Next to Nonresidential In designing development at the boundary between residential and nonresidential uses, protection of a residential atmosphere is the first priority. [2.8]

2.2.5 Neighborhood Pattern All residential development should be integrated with existing neighborhoods. Where physical features make this impossible, the new development should create new neighborhoods. [2.9]

2.2.6 Housing and Businesses Where housing can be compatible with offices or other businesses, mixed-use projects should be encouraged. [2.10]

2.2.7 Natural Features Residential developments should preserve and incorporate as amenities natural site features, such as land forms, views, creeks, and plants. [2.11]

2.2.8 Parking Large parking lots should be avoided. Parking lots should be screened from street views. In general, parking should not be provided between buildings and the street. [2.12]

2.2.9 Compatible Development Housing built within an existing neighborhood should be in scale and in character with that neighborhood. [2.13] All multifamily development and large group-living facilities should be compatible with any nearby, lower density development. [2.26]

A. Architectural Character New buildings should respect existing buildings which contribute to neighborhood historical or architectural character, in terms of size, spacing, and variety.

B. Privacy New buildings will respect the privacy of neighboring buildings and outdoor areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings.

2.2.10 Site Constraints Residential developments shall respect site constraints such as ~~area~~ **property size** and shape, ground slope, access, creeks and wetlands, and significant trees. [2.14]

2.2.11 Residential Project Objectives Residential projects should provide:

- A. Privacy, for occupants and neighbors of the project;
- B. Adequate usable outdoor area, sheltered from noise and prevailing winds;

- C. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support;
- D. Pleasant views from and toward the project;
- E. Security and safety;
- F. Separate paths for vehicles and for people, and bike paths along collector streets;
- G. Adequate parking and storage space;
- H. Noise and visual separation from adjacent roads and commercial uses. (Walls surrounding a project are not desirable. Where walls are used, they should help create an attractive pedestrian, residential setting through features such as setbacks, changes in alignment, detail and texture, places for people to walk through them at regular intervals, and planting.)
- I. Front yards along streets. [2.15]
- J. Buffers from hazardous materials transport routes, as recommended by the City Fire Department.

2.2.12 Nonresidential Activities Residential areas may accommodate limited nonresidential activities which generally have been compatible, such as child day care, elementary schools, churches, and home businesses meeting established criteria. [2.16]

2.3 Major Residential Expansion Areas

2.3.1 Specific Plans. Specific plans for major residential expansion areas, as shown in Figure 2, shall include:

- A. Desired types and intensities of development, compatible with the surrounding area;
- B. Phasing of development and public facilities, subject to availability of resources;
- C. Measures to protect resources and open land;
- D. Desired types of public facilities and the means to provide them, to City standards, including water supply, sewage collection, storm water drainage, streets, bikeways, walking paths, and passive and active park space;

- E. Desired levels of public services and the means to provide them, including fire, police, and schools;
- F. A variety of owner and rental housing, including a broad range of prices, sizes, and types. (See also policy 2.5 below.)
- G. Trees to help reduce wind exposure, and water-frugal landscaping;
- H. Public parks and open space, and other land that is not to be built on, such as ~~Open spaces, including~~ yards, and community gardens for multifamily areas;
- I. Dual water systems allowing use of treated wastewater for non-potable uses.
- J. Energy efficient design, utilizing passive and active solar features;
- K. Amenities to facilitate public transportation within the area;
- L. Opportunities for individuals or small groups, other than the specific plan developer, to build homes or to create living environments suited to small groups or to special needs. [2.17]

2.3.2 Separate Paths Within the major expansion areas, bicycle and walking paths which are separate from roadways should connect residential areas with neighborhood commercial centers, schools, parks and, where feasible, other areas of the City. [2.18]

2.3.3 Residential Neighborhood Designation The major residential expansion areas are shown as ~~interim open space~~ *Residential Neighborhood* on the large General Plan Land Use Map. They may be developed as adequate utilities and services are made available. They should be developed as residential neighborhoods, with a wide range of housing types and costs, and supporting uses such as small parks, elementary schools, and ~~convenience~~ shopping and services to meet the daily demands of neighborhood residents. The estimated residential capacities of the major expansion areas are shown in Table 3. These capacities are based on ~~the total amount of land area designated interim open space, the part expected to be used for housing sites,~~ the amount of land suitable for development according to policies of this element, and average densities on the housing sites in the range of eight to ten dwellings per acre (excluding public streets, parks, and other land dedicated to public use). [2.19]

2.3.4 Transfer of Development Credits For each major expansion area, Table 3 indicates a low capacity which may be developed without *transfer of development credits* and a high capacity which may be used with transfer of development credits. Development credits would be transferred from areas where development would be less appropriate, generally those designated conservation/open space or, on the County's map, agriculture or rural lands.

TABLE 3
MAJOR RESIDENTIAL EXPANSION AREAS

<u>Name of area</u>	<u>Approximate number of dwellings</u>	
	<u>Low</u>	<u>High</u>
Irish Hills	600	700
Margarita	1,100	1,200
Orcutt	500	700

2.4 Residential Density

2.4.1 Density Categories The following residential density categories are established (Table 4). Residential density is expressed as the number of dwellings per acre of net site area within the designation. In determining net area, only the following types of areas are excluded: sensitive features such as creeks, habitats of rare or endangered plants and animals, and significant trees; land dedicated in fee to the public for streets or neighborhood parks.

For the categories other than Rural, Suburban, and Low-Density Residential, densities are expressed in terms of a standard two-bedroom dwelling. This approach is intended to achieve population densities approximately like those indicated. More or fewer dwellings having different bedroom counts may be built depending on the number of people expected to live in a project, as indicated by the number of bedrooms. The population-density standards also apply to group residential facilities. (For allowed residential development in Office, commercial, and manufacturing districts, see the sections concerning those districts.) [2.20]

TABLE 4
RESIDENTIAL DENSITIES

Category	Average Population Density (people per acre)	Maximum dwelling density (units per acre)
Rural, Suburban	see below	
Low	20	7
Medium	25	12
Medium-high	40	18
High	55	24

2.4.2 Density Bonuses The City may approve a density bonus for a project which will be a receiving site for development credit transferred to protect open space, or as provided by State law for elderly housing or housing affordable to people with very low, low or moderate incomes, as defined in the Housing Element. ~~as a result, provide exceptional affordability for low income or moderate income residents.~~ [2.21]

2.4.3 Density Reductions The allowed density of residential development shall decrease as slope increases. The City may require a residential project to have fewer units than generally allowed for its density category (Table 5-4), upon finding that the maximum density would ~~harm the environment or~~ have adverse environmental impacts or cause significant adverse impacts on the health, safety, or welfare of future residents of the site, neighbors, or the public generally. [2.14]

2.4.4 Rural Residential development consists of not more than one dwelling per ten acres. **Suburban residential** development consists of not more than one dwelling per acre. These residential categories are appropriate for areas that have been developed, or subdivided to allow such development, within predominantly open space areas near the edges of the City. These areas generally were subdivided under County jurisdiction, and are beyond City services. They will be limited to areas shown for such use in the 1989 County Land Use Element. (See also Greenbelt policies.)

2.4.5 Low-Density Residential development should generally consist of detached, one- or two-story dwellings with substantial private yards. Low-density development is appropriate within and next to neighborhoods committed to this type of development. [2.22]

2.4.6 Medium-Density Residential development should generally consist of detached or attached dwellings in one- or two-story buildings, with private yards. Medium-density development is particularly appropriate within Old Town, as a transition from low-density development to other uses, and for manufactured-housing developments. [2.23]

2.4.7 Medium-High Density Residential development should generally consist of attached dwellings in two- or three-story buildings, with private outdoor spaces and common outdoor areas. It is appropriate near employment centers and major public facilities. [2.24]

2.4.8 High-Density Residential development should generally consist of attached dwellings in two- or three-story buildings, with private outdoor spaces and common outdoor areas. It is appropriate near the college campus and major concentrations of employment. [2.25]

2.5 Affordable Housing

The City will help conserve and increase residential opportunities for residents with ~~very low~~, low, or moderate incomes. As explained more fully in the Housing Element, each development project should contribute in some way to the conservation or production of affordable housing, considering the opportunities and limitations for the project. The major residential expansion areas, in particular, should include a wide range of housing types and costs to meet the needs of various income levels and housing preferences. ~~Projects which increase the number of workers in the City should help provide housing affordable to their workers.~~ [2.27]

2.6 Residential Land Protection

2.6.1 Large Areas Substantial areas designated for residential use should not be changed to nonresidential designations. [2.28]

2.6.2 Boundary Adjustments The City may adjust land-use boundaries in a way that would reduce land designated as residential, only if:

- A. A significant, long-term neighborhood or citywide need, which outweighs the preference to retain residential capacity, will be met, and;
- B. The need is best met at the proposed location and no comparable alternative exists. [2.29]

2.7 Student and Campus Housing

2.7.1 Cal Poly California Polytechnic State University campus should provide housing opportunities for both faculty and students. Existing on-campus housing should be retained. On-campus housing should increase at least as fast as enrollment, so the proportion of students living on campus can remain the same as in 1992. [2.30.A]

2.7.2 Cuesta The City should encourage Cuesta College to provide on-campus housing. [2.30.B]

2.7.3 Amenities Multifamily housing likely to be occupied by students should provide the amenities which students seek in single-family areas, to provide an attractive alternative. [2.31.A]

2.7.4 Location Housing likely to attract faculty or students should be encouraged to locate close to Cal Poly, to reduce commute travel. [2.31.B]

2.7.5 Fraternities & Sororities Fraternities and sororities should be located, in order of preference, (1) on campus, (2) in medium-high and high-density residential areas near the campus. [2.31.C]

2.8 Group Housing

2.8.1 Large group housing other than fraternities and sororities, such as retirement homes or homes for handicapped, should not be located in low-density residential areas. They may be located, but not concentrated, in medium-density residential areas. They may be concentrated in medium-high or high-density residential areas, or in suitable commercial or light-industrial areas, where services are convenient. Each large group housing proposal shall be evaluated through use-permit review. [2.32]

2.8.2 Small residential care facilities should be treated the same as individual houses. [2.33]

2.9 Old Town

In *downtown* residential areas (Figure 4), the City should encourage the rehabilitation and maintenance of existing housing. Additional dwellings may be permitted, in keeping with density limits, provided that the existing character of the area is not significantly changed. Demolition of structurally sound dwellings shall be strongly discouraged. [2.34]

PROGRAMS

(See also Section 10, Implementation)

2.10 Updating & Enforcing Standards

2.10.1 The City will review, revise if deemed desirable, and enforce noise, parking, and property-development and property-maintenance standards. Staff to adequately enforce these standards will be provided. [2.1]

2.10.2 The City will adopt and implement property-maintenance regulations, focused on proper enclosure of trash, appearance of yards and buildings from the street, and storage of vehicles. The regulations will be periodically reviewed and updated. [2.2]

2.11 Multifamily Preferences & Standards

2.11.1 The City will evaluate student housing preferences and consider revising development standards to better meet them in multifamily housing near campus. [2.3]

2.11.2 The City will review, and revise if deemed desirable, its standards for multifamily housing so that apartments will provide usable open space and storage similar to the requirements for condominiums. [2.4]

2.12 Downtown Residential Development [2.5]

The City will consider adopting special development standards to guide addition of dwellings within downtown residential areas, to implement policy 2.9. The following should be included when evaluating new standards for this area:

- A. A new density category between the current Low-Density (R-1) and Medium-Density (R-2) designations;
- B. Requirements that new dwellings on lots with existing houses be above or behind the existing houses, and that the added building area be modestly sized and of similar architecture in comparison with the principal residences on the site and in the surrounding area;
- C. Requiring new buildings to reflect the mass and spacing of existing, nearby buildings;
- D. Requiring special parking and coverage standards;
- E. Requiring minimum amounts of usable open space.

2.13 Affordable Housing [2.6]

The City will adopt inclusionary-housing and development-fee ordinances consistent with the ~~polices above~~ Housing Element.

2.14 Neighborhood Compatibility [2.7]

The City will consider new regulations, for Low-Density Residential areas, to require special review for (1) incompatibly large houses, (2) replacement or infill homes in existing neighborhoods, and (3) accessory buildings with plumbing facilities allowing easy conversion to illegal second dwellings.

2.15 Group Care Homes [2.8]

The City will consider allowing group-care homes by right within certain zones, with requirements for minimum separation between such homes, and possibly with different size thresholds for each residential density category.

2.16 Neighborhood Concerns [2.9]

To help residents preserve and enhance their neighborhoods, the City will:

- A. Help identify neighborhoods and their problems, and undertake a wide range of focused development-review, capital-improvement, and code-enforcement efforts;
- B. Encourage the formation of voluntary neighborhood groups;
- C. ~~Involve residents early in reviewing proposed public and private projects that could have neighborhood impacts, by notifying residents and property owners and holding meetings at convenient times and places within the neighborhoods.~~

Inform residents and property owners of proposed public and private projects that may impact their neighborhoods by (1) providing official notification and (2) holding convenient meetings.

- D. Provide appropriate staff support, possibly including a single staff person for neighborhood issues, and train all staff to be sensitive to issues of neighborhood protection and enhancement.

COMMERCIAL & INDUSTRIAL DEVELOPMENT

POLICIES

3.1 General Retail

3.1.1 Purpose and Included Uses The City should have areas for *General Retail* uses adequate to meet most demands of City and nearby County residents. General Retail includes *specialty stores* as well as department stores, *warehouse stores*, *discount stores*, restaurants, and services such as banks. Not all areas designated General Retail are appropriate for the full range of uses (see policies 3.1.2 and 3.1.4). [3.1]

3.1.2 Locations for Regional Attractions The City should focus its retailing with regional draw in two locations: downtown and the area around the intersection of Madonna Road and Highway 101. [3.2]

3.1.3 Madonna Road Area Retail Expansion No substantial additional ~~floor~~ land area should be added to the commercial ~~area near~~ centers at Madonna Road and Highway 101 until a detailed plan for the retail expansion has been ~~adopted~~ approved by the City. The plan should describe the limits of commercial expansion, acceptable uses, phasing, and circulation improvements. Any permitted expansion should be aesthetically and functionally compatible with existing development in the area. Before approving an expansion plan, the City should consider an evaluation of how much it would transfer sales from existing retail areas in the City and whether the proposed uses could be developed in existing retail areas. [3.3]

~~Further, the plan must follow an analysis demonstrating that the proposed commercial expansion is not likely to significantly impact existing retail areas, and that the major components of the expansion cannot likely be accommodated in the existing retail areas.~~

3.1.4 Specialty Store Locations Most specialty retail stores should locate downtown or in the Madonna Road area; some may be located in neighborhood shopping centers so long as they are a minor part of the centers and they primarily serve a neighborhood rather than a citywide or regional market. [3.4]

3.1.5 Building Intensity The ratio of building floor area to site area shall not exceed 3.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in General Retail districts, they shall not exceed 36 units per acre. So long as the floor area ratio is

not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

3.2 Neighborhood ~~retail~~ Commercial

3.2.1 Purpose and Included Uses The City should have areas for *Neighborhood ~~retail~~ Commercial* uses to meet the frequent shopping demands of people living nearby. Neighborhood ~~retail~~ Commercial uses include grocery stores, laundromats, and drug and hardware stores. Neighborhood ~~retail~~ Commercial centers should be available within about one mile of all residences. These centers should not exceed about ~~five~~ ~~eight~~ acres, unless the neighborhood to be served includes a significant amount of high density residential development. Specialty stores may be located in Neighborhood Commercial centers as long as they will not be a major citywide attraction or displace more general, convenience uses. [3.5]

3.2.2 New or Expanded Centers New or expanded Neighborhood Commercial centers should:

- A. Be created within, or extended into, adjacent nonresidential areas;
- B. Provide uses to serve nearby residents, not the whole City;
- C. Have access from arterial streets, and not increase traffic on local residential streets;
- D. Have safe and pleasant pedestrian access from the surrounding service area, as well as good internal circulation;
- E. Provide landscaped areas with public seating;
- F. Provide indoor or outdoor space for public use, designed to provide a focus for some neighborhood activities. [3.6]

3.2.3 Expanding Centers The City should evaluate the need for and desirability of additions to existing neighborhood commercial centers only when specific development proposals are made, and not in response to rezoning requests which do not incorporate a development plan. [3.7]

3.2.4 Stores in Residential Areas Small, individual stores within established residential areas may be retained when they are compatible with surrounding uses. Other isolated commercial uses which are not compatible with residential surroundings eventually should be replaced with compatible uses. [3.8]

3.2.5 Building Intensity The ratio of building floor area to site area shall not exceed 2.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Neighborhood Commercial districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

3.3 Offices

3.3.1 Purpose and Included Uses The City should have sufficient land for *Office* development to meet the demands of City residents and the specialized needs of County residents. Office development includes professional and financial services (such as doctors, architects, and insurance companies and banks) and government agencies. The City should retain the regional offices of state and federal agencies. ~~Not all types of offices are appropriate in all locations.~~ (See office location policies below. Also see the Public Facilities section, page 48.) [3.9]

3.3.2 Office Locations [3.10]

- ~~A.~~ **All types of offices are appropriate in the downtown commercial area General Retail district.**
- ~~B.~~ ~~Also,~~ **All types of office activities are appropriate in the surrounding Office district which surrounds the downtown commercial area, though offices needing very large buildings or generating substantial traffic may not be appropriate within that district in the area which provides a transition to residential neighborhoods. Some types of offices may be accommodated in locations other than downtown:**
 - ~~A C.~~ **Medical services should be near the hospitals.**
 - ~~B D.~~ **Government social services and the regional offices of state and federal agencies should be near the intersections of South Higuera Street, Prado Road, and Highway 101 (Figure 5);**
 - ~~C E.~~ **Large offices having no substantial public visitation or need for access to downtown government services may be in Services and Manufacturing districts.**

3.3.3 Offices Outside Designated Areas Existing office buildings outside the areas described in policy 3.3.2 may continue to be used and may have minor expansions if they:

- A. Have access directly from collector or arterial streets, not local residential streets;
- B. Will not significantly increase traffic in residential areas;
- C. Will not have significant adverse impacts on nearby uses. [3.11]

3.3.4 Building Conservation Historic or architecturally significant buildings located in Office districts should be conserved, not replaced. [3.12]

3.3.5 Building Intensity The ratio of building floor area to site area shall not exceed 1.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Office districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

3.4 Tourist Commercial

3.4.1 Basis for Tourism The City should be an attractive place for short-term stays, as well as an attractive destination for long-term visitors. The City should base its attraction on the character of the community, its natural qualities, and its educational and cultural facilities. The City should emphasize conference and visitor-serving facilities which provide low-impact visitor activities and low-impact means of transportation.

3.4.2 Locations Visitor-serving uses should be integrated with other types of uses, including overnight accommodations Downtown, near the airport, and near the train station; small-scale facilities (such as hostels or bed-and-breakfast places) may be located in Medium-High Density Residential and High-Density Residential Districts, where compatible. ~~The City should accommodate~~ Visitor-serving uses are especially appropriate where such uses have already concentrated: along upper Monterey Street; at the Madonna Road area; at certain freeway interchanges; and in the downtown. [3.13]

3.4.3 Appropriate Uses *Tourist Commercial* uses, are those which primarily serve the travelling public. Tourist Commercial areas should accommodate motels, restaurants, service stations, recreational uses, and minor retail sales for the convenience of

travellers. These To assure adequate space for visitor-serving uses, areas designated Tourist Commercial should not include offices, general retail stores, auto repair, or business services. [3.13 and 3.14]

3.4.4 Residential Neighbors Site planning, building design, and types of activities for new tourist-commercial development adjacent to residential areas should be carefully reviewed to assure compatibility. [3.15]

3.4.5 Building Intensity The ratio of building floor area to site area shall not exceed 2.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Tourist Commercial districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

3.5 Services and Manufacturing

3.5.1 Purpose The City should have sufficient land designated for *Services and Manufacturing* to meet most demands of the City, and some demands of the region, for activities such as wholesaling, building contractors, utility company yards, auto repair, printing, bakeries, and retail sales of large items, bulk quantities, and these items often stored outdoors (vehicles, building materials, plants). Areas reserved for these uses may also accommodate convenience restaurants and other activities primarily serving area workers. [3.16]

~~3.17 The City's general plan previously designated "service-commercial/light industrial" areas. A "service commercial" (C-S) zone and a "manufacturing" (M) zone have been applied to these areas. Each zone allowed a wide range of uses, which are sometimes incompatible. The land-use map should be refined to show where one or more of the following categories of uses would be appropriate.~~

3.5.2 Appropriate Uses The following types of uses are appropriate in areas designated Services and Manufacturing. Certain areas designated Services and Manufacturing may be reserved through special zoning provisions for certain types of uses, to assure compatibility among the wide range of potential uses, and to assure adequate land for certain types of uses.

- A. Wholesaling, warehousing, and storage; and retail sales which do not have many employees and do not generate significant customer traffic
- B. Vehicle sales and rental;

- C. Retail sales of products which require outdoor areas or large floor areas for display and storage, such as ~~warehouse stores, lumber and building materials dealers, home improvement items centers, furniture and appliances stores, and plant nurseries, and which have many employees or generate substantial customer traffic;~~
- D. ~~Service centers for a variety of uses not generally suitable for other commercial districts, including small outlets for items in category C above;~~ Repair shops, printing services, laundries, animal hospitals, sporting goods stores, auto parts stores, and some recreation facilities; ~~having relatively many employees and generating significant traffic;~~
- E. Light manufacturing, research and development, and laboratories. (See also "Business Parks" in the Airport section, page 72.)
- F. Large offices having no substantial public visitation or need for access to downtown government services may be in Services and Manufacturing districts. [duplicated from 3.10.C]

~~3.18 Auto sales should be encouraged near Auto Park Way. (See also policies 3.23 and 3.24).~~

3.5.3 General Retail and Neighborhood Commercial Uses ~~New, general retail specialty stores, department stores, or neighborhood shopping commercial centers should not be developed in Service and Manufacturing areas. However, existing uses such as supermarkets and drugstores may be retained or expanded if:~~

- A. They are compatible with nearby uses;
- B. The expanded use will not divert trade from other general-retail or neighborhood-commercial areas which are better located to serve the expected market area.

3.5.4 Access Access to Service and Manufacturing areas should be provided by commercial collector streets, to avoid customer traffic on residential streets or delivery routes which pass through residential areas. Driveway access onto arterial streets should be minimized. [3.20]

3.5.5 Air & Water Quality ~~Industries which would degrade air or water quality should not locate or expand within San Luis Obispo or its airshed or watershed.~~ Industries locating or expanding in San Luis Obispo shall comply with all applicable air-quality and water-quality regulations. [3.21]

3.5.6 Utility Service Services and Manufacturing uses should connect to the City water and sewer systems, unless other means of providing service are identified in a City-adopted plan. [3.22]

3.5.7 Vehicle Sales

A. Auto Park Way The City intends to create around Auto Park Way an easily accessible and attractive auto sales and service center. The City will reserve enough space around Auto Park Way to accommodate the expansion of vehicle dealerships (approximately in proportion to projected countywide population growth through the year 2020), plus the relocation of vehicle dealers from other areas of the City (about 50 acres total, including dealers at Auto Park Way in 1991) for vehicle sales in this area, as shown in Figure 3. (This amount is expected to be sufficient for relocation of dealerships located elsewhere in the City, plus expansion of dealerships in proportion to projected County population growth.) The areas shown for vehicle sales should be reserved for that use at least until the anticipated year 2002⁴ update of this element, when the amount of reserved land may be reconsidered. [3.23]

B. Other Areas Auto sales in areas of the City other than Auto Park Way should be minimized, in order to reinforce the auto sales center and to maximize space for other uses in other locations. [first "3.24"]

3.5.8 Building Intensity The ratio of building floor area to site area shall not exceed 1.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine building intensity, to reflect existing or desired architectural character in a neighborhood. Dwellings may be provided only as caretaker quarters, as shelters (with discretionary review), or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area. (Also, see the residential section for policies on density bonuses for affordable housing.)

3.6 Overall

3.6.1 Dependent Care New, major employers should contribute to development should be offered incentives for provision of child care and elder care for their employees. [second "3.24"]

3.6.2 Convenience Facilities Convenience facilities serving daily needs, such as small food stores, branch banks, and child and elder care, and amenities such as picnic areas, may will be allowed in centers of employment. They Space for such amenities may be required within large commercial and industrial developments. [3.25]



1" = 1000'

FIGURE 3**VEHICLE SALES AREA AT AUTO PARK WAY**

PROGRAMS

See also Section 10, Implementation

3.7.1 Zoning Regulations The City will amend its Zoning Regulations to implement the commercial and industrial policies. [3.5]

3.7.2 Planned Development Zoning The City will amend the Zoning Regulations so the "planned development" approach can be used on any size parcel, in any commercial or industrial zone. [3.1]

~~3.2 The City will evaluate its regulations for the C-S and M zones to determine appropriate uses in each zone. The City will consider rezoning C-S and M areas to refine the types of uses seen as appropriate in each location. Factors to be evaluated include employee and traffic intensity, access, proximity to regional transportation facilities, lot size and shape, compatibility with nearby uses (including housing), the market to be served, and existing land-use patterns.~~

3.7.3 Neighborhood Uses The City will rezone to Neighborhood Commercial existing Service Commercial sites which have become neighborhood convenience centers, if: (1) they primarily serve a neighborhood rather than citywide market; and (2) they are appropriately located considering access and compatibility with other nearby uses. [3.3]

3.7.4 Tourist Information The City will consider establishing tourist information facilities near highway entries to the City, to reduce demands for on-site and off-site advertising by tourist- and general-retail uses. [3.4]

3.7.5 Dependent Care The City will provide zoning incentives (such as increased intensity and reduced parking) and investigate a program linking major new commercial and industrial development to provision of child care and elder care for workers, through providing on-site facilities or payment of fees to be used off-site pooling resources with nearby business. [3.6]

3.7.6 Neighborhood Centers The City will study the potential need for neighborhood commercial expansion and establish ultimate boundaries before considering requests for identify suitable sites for new or expanded neighborhood centers as it prepares specific plans. [3.7]

3.7.7 Downtown Office Design The City will analyze the urban form and make more explicit its architectural review guidelines and revise its zoning standards, as necessary, to better achieve the desired architectural character of downtown areas zoned "office" and "residential-office" to help determine limits on physical changes within those areas, so the character and fabric of existing neighborhoods will be protected. [3.8]

3.7.8 Auto Sales Relocation The City will provide incentives to encourage relocation of vehicle sales to the Auto Park Way area.

3.7.9 Noise Control Zoning Regulations and Architectural Review Guidelines will include measures such as the following to prevent unacceptable noise exposure for residential areas or other noise-sensitive uses: location and shielding of mechanical equipment; location of truck loading, trash collection areas, and loudspeakers; landscaped setbacks or noise attenuation walls along property lines. (See also the Noise Element.)

DOWNTOWN

Introduction

Downtown is the area generally bounded by Highway 101, the railroad, and High Street (Figure 4). It embraces residential neighborhoods, including "Old Town," as well as the *commercial core*, a civic area, and less intensely developed commercial and office areas. The City has approved "A Conceptual Physical Plan for the City's Center," which covers an area nearly the same as the core identified in this element. See this separately published plan for an illustration of how downtown development may occur.

POLICIES

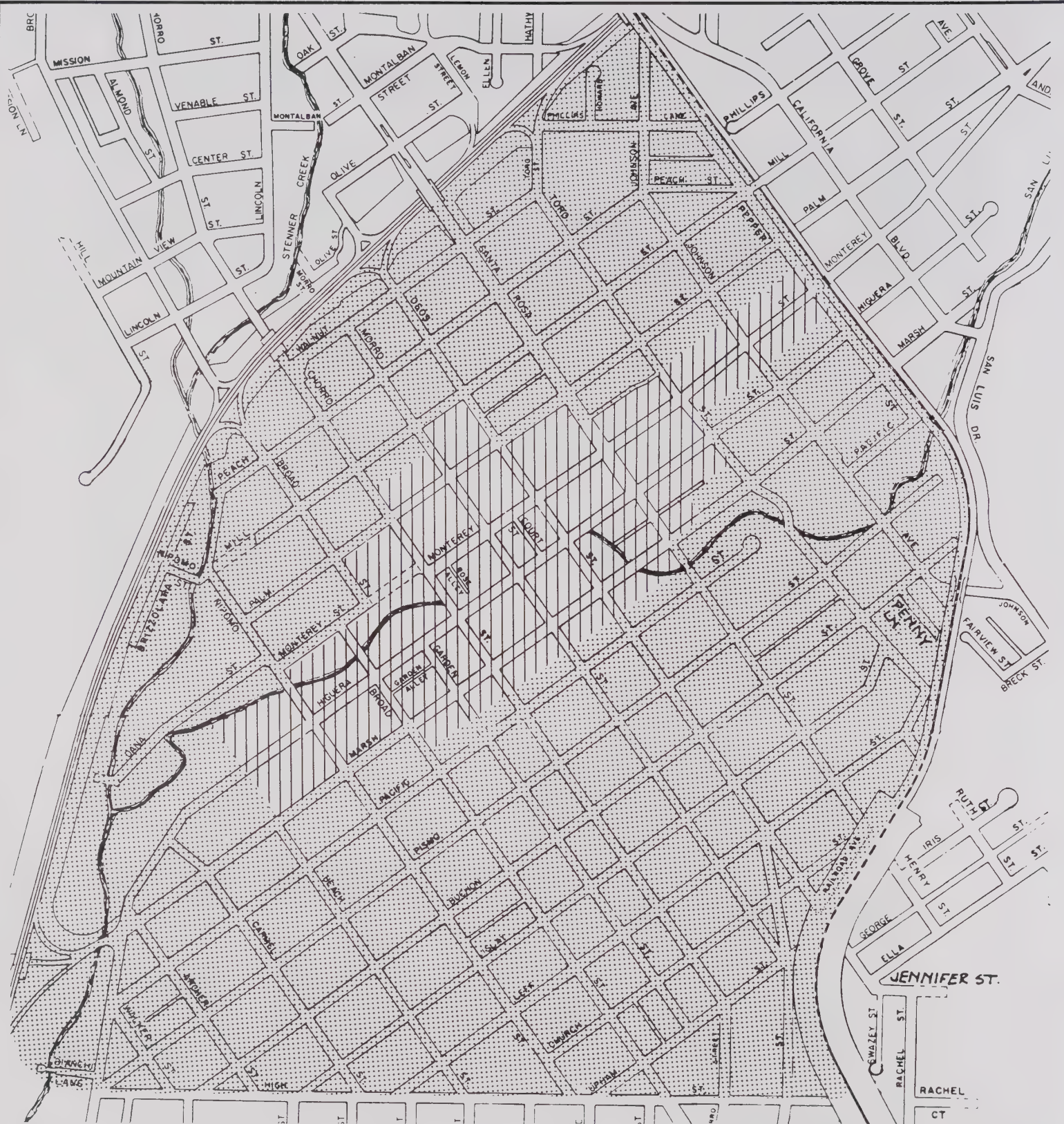
4.1 Downtown's Role

The City wants downtown to be economically healthy, and realizes that private and public investments in the downtown support each other. Downtown should provide a wide variety of professional and government services, serving the region as well as the city. The commercial core is a preferred location for retail uses that are suitable for pedestrian access, off-site parking, and compact building spaces. Downtown should be a major tourist destination. Downtown's visitor appeal should be based on natural, historical, and cultural features, retail services, and numerous and varied visitor accommodations. [4.3]

4.2 Downtown Residential

4.2.1 Existing and New Dwellings Downtown residential uses contribute to the character of the area, allow a 24-hour presence which enhances security, and help the balance between jobs and housing in the community. Existing residential uses within and around the commercial core should be protected, and new ones should be developed. Dwellings should be provided for a variety of households, including singles, couples, and groups. Dwellings should be interspersed with commercial uses. All new, large commercial projects should include dwellings. Downtown properties may serve as receiver sites for transfer of development credits, thereby having higher residential densities than otherwise allowed. [4.1]

4.2.2 Dwellings and Offices Residential uses within some downtown areas designated Office prior to this element's 1994 update should be maintained, or replaced as new offices are developed. The City should identify areas which are predominantly residential, and redesignate them for residential use. It should designate for office use the areas which are completely or almost completely developed with offices. For the areas which are a mix of residential and office uses, the City should apply a "Residential/Office" mixed-use designation. This designation would allow existing offices to be maintained and replaced. However, enlarging an office, or replacing a residential use with office, would require replacement dwellings to be built on site or somewhere within the "residential/office" zone, or in the downtown office or commercial zones. [4.2]



SCALE: 1"=800'



CORE

FIGURE 4

DOWNTOWN PLANNING AREA

4.3 Entertainment and Cultural Facilities

Cultural facilities, such as museums, galleries, and public theaters should be downtown. Entertainment facilities, such as nightclubs and private theaters should be in the downtown, too. Locations outside downtown may be more appropriate for facilities that would be out of character or too big for downtown to accommodate comfortably, such as the major performing arts center planned for the Cal Poly campus. [4.4]

4.4 Public Gatherings

Downtown should have spaces to accommodate public meetings, seminars, classes, and similar activities in conjunction with other uses. Downtown should provide a setting which is festive, and comfortable for public gatherings. [4.5]

4.5 Walking Environment

Downtown should provide safe, exciting places for walking and pleasant places for sitting. To invite exploration, mid-block walkways, courtyards, and interior malls should be integrated with new and remodelled buildings, while preserving continuous building faces on most blocks. Downtown streets should provide adequate space for pedestrians. There should be a nearly continuous tree canopy along sidewalks, and planters should provide additional foliage and flowers near public gathering areas. [4.6]

4.6 Public Safety

Indoor and outdoor public spaces should be observable from frequently occupied or travelled places, to enhance public safety. [4.7]

4.7 Open Places and Views

Downtown should include many carefully located open places where people can rest and enjoy views of the surrounding hills. Downtown should include some outdoor spaces where people are completely separated from vehicle traffic, in addition to Mission Plaza. Opportunities include extensions of Mission Plaza, a few new plazas, and selected street closures. [4.8]

4.8 Traffic in Residential Areas

Downtown residential areas should be protected from through traffic. [4.9]

4.9 Street Changes

Street widening and realignment should be avoided. [4.10]

4.10 Parking

There should be a diversity of parking opportunities. Any major increments in parking supply should take the form of structures, located at the edges of the commercial core, so people will walk rather than drive between points within the core. Retail uses outside the core, and professional office developments, may have on-site parking for customers and clients. [4.11]

4.11 The Creek

San Luis Obispo Creek should be protected and enhanced. Opportunities to open covered sections of the creek should be pursued. Walking paths along the creeks should be provided as links in an urban trail system. [4.12]

4.12 Building Conservation and Compatibility

Architecturally and historically significant buildings should be preserved and restored. New buildings should be compatible with architecturally and historically significant buildings, but not necessarily the same style. [4.13]

4.13 New Buildings and Views

New downtown development should respect views of the hills, framing rather than obscuring them. [4.14]

4.14 Noise

Obtrusive sounds, including traffic noises and loud music, should be minimized. Desired activities which are noisy should be timed to avoid conflict with other desired activities which need a quiet setting. [4.15]

4.15 Sense of Place

To keep the commercial core's sense of place and appeal for walking, it should remain compact and be the city's most intensely developed area. [4.16]

4.16 Design Principles [4.17.A - E]

The following principles should guide construction and changes of use within the commercial core.

4.16.1 Street Level Activities The street level should be occupied by stores, restaurants, and other uses benefitting from and contributing to pedestrian traffic, such as offices with frequent client visits. Stores and restaurants may occupy upper levels. Offices not having frequent client visits should be located above street level.

4.16.2 Upper Floor Dwellings Existing residential uses shall be preserved and new ones encouraged above the street level.

4.16.3 Continuous Storefront There should be a continuous storefront along sidewalks, at the back of the sidewalk, except for the Courthouse and City Hall blocks, plazas, recessed building entries, and sidewalk cafes.

4.16.4 Building Height New buildings should fit within the existing vertical scale. They should respect street-level views of the hills, allow sunlight to reach public open spaces, and defer to a few tall, "landmark" buildings. Generally, new buildings should not exceed two or three stories (about 35 to 50 feet). Where necessary to protect significant views, sunlight, and street character, new buildings should be limited to two stories, or about 25 to 35 feet tall. A few taller, landmark buildings (about five stories or 75 feet) may be developed where they will not obstruct views or sunlight for public spaces. These taller buildings would be more appropriate at mid-block than at corners, and their floors above the second or third level should be set back to maintain a lower street facade. The tall buildings should include publicly accessible, open viewing spaces at the upper levels.

4.16.5 Building Width New buildings should maintain the historic pattern of storefront widths.

4.16.6 Sidewalk Appeal Street facades, particularly at the street level, should include windows, signs, and architectural details which can be appreciated by people on the sidewalks.

4.17 Government Offices [4.18]

City Hall and the County Government Center should remain at their present locations. Additional administrative office space which cannot be accommodated within the County Government Center should be developed nearby within the downtown. (See also Public and Cultural Facilities policies, beginning on page 48.)

4.18 Commercial Buildings Outside the Core

In retail areas beyond the commercial core, the pattern of buildings in relation to the street should become more like the core, with few driveways and parking lots serving individual developments, and no street or side-yard setbacks (except for recessed entries and courtyards). However, buildings should not exceed two stories (about 35 feet in height). [4.19]

PROGRAM

4.19 Implementing the Downtown Concept Plan

~~The City will prepare and adopt a downtown design plan.~~ The City will consider including features of "A Conceptual Physical Plan for the City's Center," as appropriate, in its Zoning Regulations, architectural review guidelines, engineering standards, and capital improvement program. [4.1]



FIGURE 5

PUBLIC FACILITIES AREAS

PUBLIC & CULTURAL FACILITIES

Introduction

As the County seat and a cultural center for the region, San Luis Obispo plans to accommodate several types of facilities to support government and cultural services. This section describes preferred locations for various types of facilities.

POLICIES

5.1 Public Facilities

5.1.1 Grouping for Convenience Government offices that provide similar types of services should be grouped for efficient service delivery. [5.1]

5.1.2 Private Businesses Within any area shown as a preferred location for public facilities, there may be compatible private businesses, so long as they do not displace the preferred public agencies. [5.1]

5.1.3 Joint Projects Government agencies should cooperatively plan for new or expanded facilities. They should consider joint projects when mutual objectives can be met. [5.2]

5.1.4 Civic Center There should be a downtown *civic center* (Figure 5). The following functions should be located in the civic center, along with compatible businesses:

- A. City Council offices and meeting rooms, clerk, administration, finance, attorney, personnel, community development, utilities, and public works administration and engineering. Any additional space for these functions should be in or close to City Hall.
- B. County supervisors offices and meeting rooms, administration, courts, jury commissioner, clerk, auditor, assessor, counsel, district attorney, personnel, engineering, planning and building, environmental coordinator, and voter registration. Any additional space for these functions should be provided in or close to the County Government Center (Courthouse block). [5.3]

5.1.5 Health Care There should be a *health-care area* on Johnson Avenue near Bishop Street (Figure 5). The following functions should be located in the health-care area:

- A. Public Health Department; General Hospital; Mental Health Services.

- B. Other public or private offices or health facilities found to support the continued viability of General Hospital. [5.4]

If County General Hospital is to be rebuilt, the City will evaluate other sites within the City for public health care facilities, including consideration of convenient access from regional transportation systems.

5.1.6 Social Services There should be a *social-services area* on South Higuera Street near Prado Road (Figure 5). The following functions should be located in the social services area: County Social Services; California Employment Development and Rehabilitation; federal Social Security Administration. This area should have sufficient space to accommodate regional offices of state and federal agencies.

5.1.6 Related Offices Public offices not named in policies 5.1.4, 5, and 6, but functionally related to them, should be located in the appropriate area. [5.6.A]

5.1.7 Unrelated Offices Public offices not named in policies 5.1.4, 5, and 6, and not functionally related to the named offices, should be consolidated at the social services area, or they may be expanded at their present locations or within designated office areas. [5.6.B]

5.1.8 Different Offices Government and private activities of types not listed in policies 5.1.4, 5, and 6 may be established in these identified areas, so long as they are compatible with and do not displace the government functions which should be located in the areas. [5.6.C]

5.1.9 Other Government Functions Some government functions which have been provided at certain locations in the City should be located close to related activities, though they should not be bound to any one of the identified centers. Such functions include:

- A. **Probation** - suitable for the civic center (courts), the County operational center on Highway 1 (sheriff), or the social services area;
- B. **Alcohol and drug treatment programs** - suitable for the social-services area or the health-care area. [5.7]

5.1.10 Consolidation Desired It would be desirable to consolidate government agencies dealing with environmental quality, such as the Regional Water Quality Control Board and the County Air Pollution Control District. [5.6.D]

5.1.11 Building Intensity Buildings in Public Facility areas will have a wide range of characteristics, since they can range from downtown offices and meeting rooms to fire stations and maintenance yards at the edges of the City. The appropriate building intensity for each location will be decided through use permit and architectural review. Generally, the ratio of building floor area to site area should

not exceed 1.0 in outlying locations, and 2.0 downtown. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, generally to reflect the standards for these items in neighboring land use districts. Dwellings may be provided only as caretaker quarters, as shelters (with discretionary review), or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring land use district.

5.2 Cultural Facilities

5.2.1 Cooperation The City should cooperate with other agencies and with community groups to help provide facilities for a library, and for arts and sciences which meet broad community cultural needs. [5.8]

5.2.3 Mission Plaza Area An appropriate area for cultural facilities is the vicinity of Mission Plaza (Figure 5). [5.9]

PROGRAMS

5.3 City and County Offices Downtown

The City and County will jointly develop a plan for meeting their additional downtown space needs. They will coordinate site selection, building design, circulation and utility services, parking, means to reduce vehicle trips, and funding. [5.1]

5.4 Performing Arts Center

The City, Cal Poly, and the Performing Arts Foundation will jointly develop a large performing arts theater on the Cal Poly campus. [5.2]

5.5 Community Arts Support

The City will continue to support community arts programs through a variety of means, such as loans, grants, and help in obtaining sites. [5.3]

5.6 Land Acquisition

The City will attempt to acquire land for cultural facilities or Mission Plaza extension as sites become available. [5.4]

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RESOURCE PROTECTION

6.1 Open Space Policies (See also the Growth Management section)

6.1.1 Open Space and Greenbelt Designations The City should designate as ~~conservation/Open Space~~ or greenbelt those areas which are best ~~not well~~ suited to nonurban uses due to: infeasibility of providing proper access or utilities; excessive slope or slope instability; wildland fire hazard; noise exposure; flood hazard; scenic value; wildlife habitat value; agricultural value; and ~~recreational~~ value for passive recreation. Laguna Lake and its marsh, most hillsides, and ~~major~~ creeks identified in the Open Space Element should be designated ~~conservation/Open Space~~. Public lands suited for active recreation will be designated Park on the General Plan Land Use Element Map. The City may establish an agricultural designation. (See the Open Space Element for refinements of these policies.) [6.1]

6.1.2 Open Space Uses Lands designated ~~conservation/Open Space~~ should be used, depending on their characteristics, for activities which do not need urban services, major structures, or extensive landform changes. Such uses include: watershed; wildlife habitat; grazing; cultivated crops; and ~~parks and outdoor~~ passive recreation. ~~(with minimal Buildings, lighting, paving, or use of vehicles on open space lands should be minimized, so rural character and resources are is maintained.); homesites surrounded by land of sufficient size, and appropriately located with respect to topography and vegetation, to maintain the open character.~~ Buildings and paved surfaces, such as parking or roads, shall not exceed the following: where a parcel smaller than ten acres already exists, five percent of the site area; on a parcel of ten acres or more, three percent. As explained in the Open Space Element, the characteristics of an open space area may result in it being suitable for some open space uses, but not the full range. [6.2]

6.1.3 Open Space Land Divisions Parcels within ~~conservation/open space~~ areas should not be further divided. [6.3]

6.1.4 Interim Open Space Designation ~~This element's large map~~ The General Plan Land Use Element Map shows desired future uses for most land within the urban reserve line. However, the City has not decided the best eventual use for some areas. Such areas are designated *Interim Open Space*, indicating that they will be suitable for urban development when certain conditions are satisfied. Examples of such conditions include provision of proper access and utility service, and environmentally acceptable reduction of flood hazards. The Interim Open Space designation is to be changed only when the conditions necessary for development can be satisfied and a certain type of development is approved. [6.4]

6.1.5 Interim Open Space Uses and Parcel Sizes Uses within Interim Open Space areas should be the same as in ~~conservation/Open Space~~ areas (policies 6.1.1 and 6.1.2). Interim Open Space areas should not be further subdivided until a

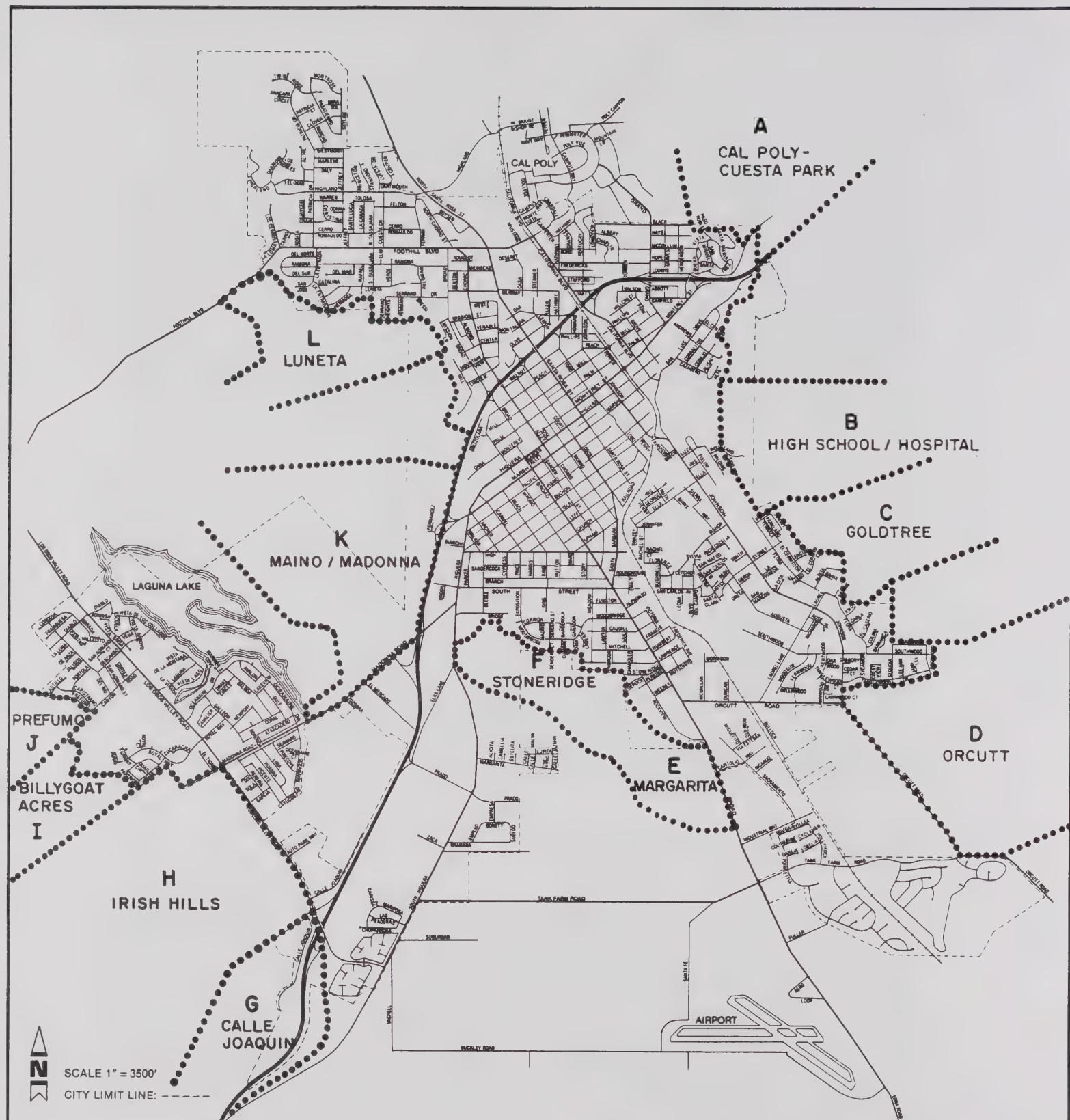


FIGURE 6

HILLSIDE PLANNING AREAS

development plan or a specific plan is approved (pursuant to policy 1.10), except to separate land to be dedicated in fee to the City, or other responsible public or nonprofit agency, for permanent open space. [6.5]

6.1.6 Eventual Uses This element identifies intended uses for each area designated Interim Open Space. Such areas are discussed under Special Design Areas and Hillside Planning, ~~and major residential expansion areas (policy 2.19).~~

One area not discussed under those headings is: About 11 acres between Los Verdes Park and San Luis Obispo Creek, which may be used for residential development if the flood hazard is mitigated without significant harm to the creek. [6.6]

6.2 Hillside Policies

Introduction

As discussed in the open space section, San Luis Obispo wants to keep open its steeper, higher, and most visible hillsides. Some of the lower and less steep hillside areas, however, are seen as suitable for development, particularly where development is coupled with permanent open space protection of the more sensitive areas. This section focuses on where and how some hillsides may be developed.

6.2.1 Development Limits ~~In Hillside planning areas there should be a~~ ~~carefully chosen development limit lines, and special design standards for the areas which can be developed. Special development standards should apply to these areas.~~ The location of the development limit and the standards should avoid public health and safety problems related to utility service, access, wildland fire hazard, erosion, flooding, and landslides and other geologic hazards. Also, they should help protect the City's scenic setting. (Locations of hillside planning areas are shown in Figure 6. More precise locations of the development limit line and the urban reserve line are shown on large-scale aerial photographs on file at the Community Development Department; these are part of the Land Use Element.) [7.1 and 7.2]

6.2.2 Development Standards Development --including buildings, driveways, and graded yard areas-- on hillside parcels shall:

- A. Be entirely within the urban reserve line or development limit line, whichever is more restrictive (though parcel boundaries may extend beyond these lines when necessary to meet minimum parcel-size standards);
- B. Keep a low profile ~~and moderate-scale building elements,~~ and conform to the natural slopes;

- C. Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns;
- D. Minimize grading of roads, driveways, and other outdoor surfaces which would be visible from off the site;
- E. Include planting which is compatible with native hillside vegetation and which provides a visual transition from developed to open areas;
- F. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts. [7.3]

6.2.3 Parcels Crossing the Limit Lines Before development occurs on any parcel which crosses the urban reserve or development limit lines, the part outside the lines shall be protected as permanent open space. [7.4]

6.2.4 Development Credit Transfer Any residential development ~~potential allowed in credit obtained from conservation~~/Open Space designations outside the urban reserve line or development limit line should be transferred to land inside the lines. [7.5]

6.2.5 Homesites Outside the Limit Lines Where homesites are to be developed outside the urban reserve or development limit lines, and beyond the City's jurisdiction, they should:

- A. Be on land sloping less than 15 percent;
- B. Have effective emergency-vehicle access from a City street or County road;
- C. Be on a geologically stable site;
- D. Have adequate water supply for domestic service and fire suppression;
- E. Avoid areas with high wildland fire hazard;
- F. Be next to existing development;
- G. Avoid significant visual impacts. [7.6]

6.2.6 Hillside Planning Areas Hillside policies apply to all hills in and around the City. Specific concerns have been identified for some areas, listed below. [7.7]

- A. **The Cal Poly - Cuesta Park area** includes the hill east of Cal Poly and north of Highway 101 near Cuesta Park. Development should be separated or protected from highway traffic noise and should have

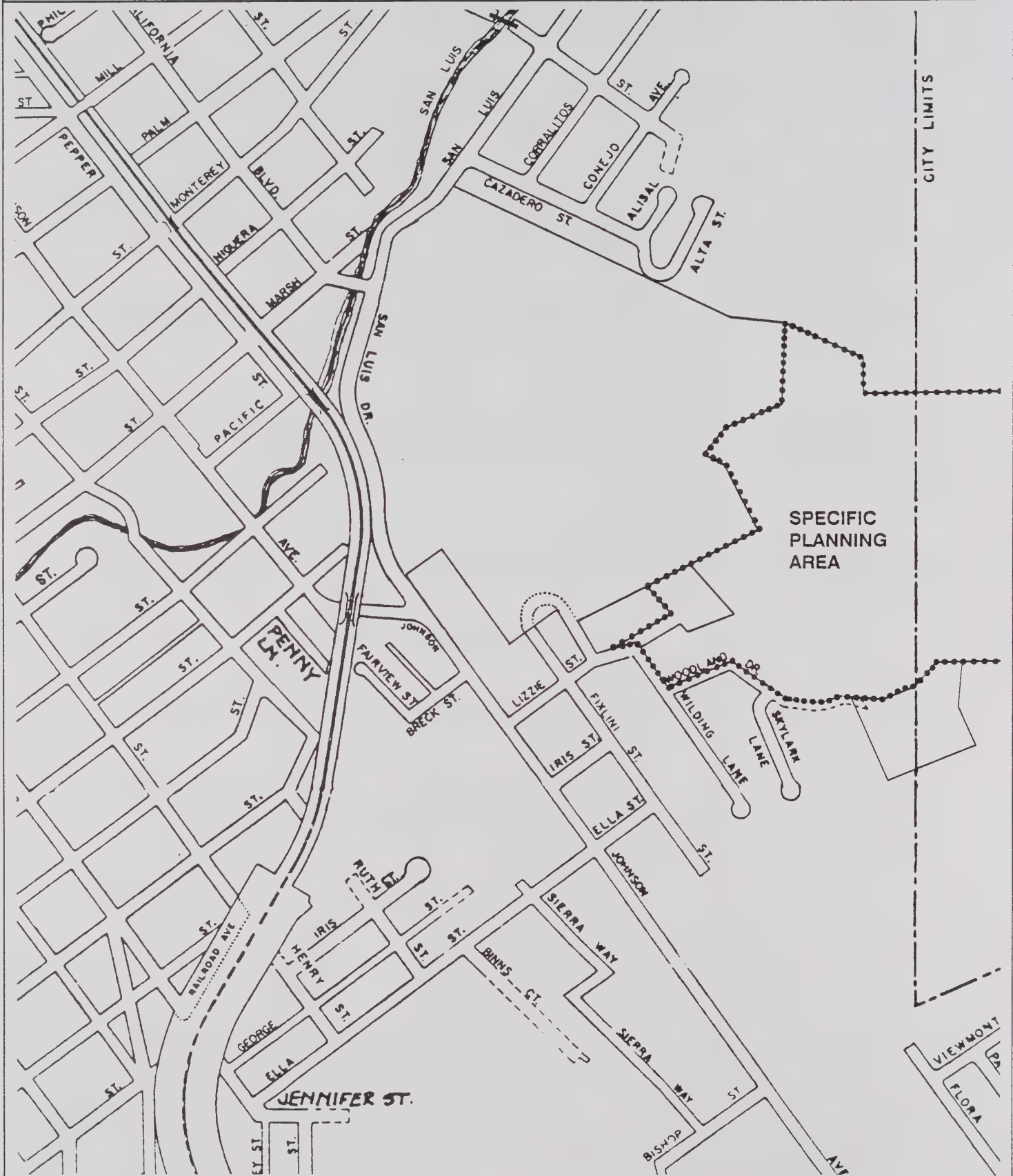
adequate fire protection. Architectural review should be required for development of lots fronting Loomis Street.

- B. ~~The high school--hospital~~ Woodland Drive area** includes vacant land where residential development may occur in the vicinity of the high school and residential or medical-care facilities may occur in the vicinity of the hospital. Before further subdivision or development of any of certain vacant land near Woodland Drive (Figure 7) a specific plan or development plan should be approved. ~~Besides the usual contents,~~ This plan should address the following, ~~in addition to relevant items as noted in policy 2.3.1.~~

- (1) The location and design of new public streets and private drives serving several owners, and any necessary changes to existing streets in the area;
- (2) Water and sewer systems, including new storage tanks, pumps, main pipes, and access roads, and changes to existing facilities necessary for adequate service to the area;
- (3) New parcels and existing parcels to be changed or combined;
- (4) Location of building sites on parcels next to or crossing the urban reserve line;
- (5) Areas to be kept open through easements or dedication of fee ownership;
- (6) A program for transferring development potential, consistent with these hillside planning policies;
- (7) Location of creek easements to provide flood protection and to protect existing creekside vegetation;
- (8) Phasing of development and public improvements.

FIGURE 7

WOODLAND DRIVE SPECIFIC PLANNING AREA



SCALE: 1"=800' SPECIFIC PLANNING AREA BOUNDARY

- C. The Goldtree area** extends up the hill from the Alrita Street neighborhood. This is a minor expansion area which can accommodate single-family houses.
- (1) In addition to meeting the usual criteria for approving minor annexations, this area should:
 - (a) Provide a gravity-flow water system giving standard levels of service to all developed parts of the expansion area and correcting water-service deficiencies in the Alrita Street neighborhood;
 - (b) Correct downslope drainage problems to which development within the expansion area would contribute.
 - (2) A development plan or specific plan for the whole expansion area should be adopted before any part of it is annexed, subdivided, or developed. (Existing houses inside the urban reserve line need not be annexed along with any new subdivision.)
 - (3) All new houses and major additions to houses should be subject to architectural review.
- D. The Orcutt area** includes land on the western flanks of the Santa Lucia foothills east of the Southwood Drive neighborhood and Orcutt Road.
- Before further subdivision or development of land between the 320-foot and 460-foot elevations, land above the 460-foot elevation should be secured as permanent open space. All building sites should be below the 460-foot elevation.
- E. The Margarita area** includes the southern slopes of the South Street Hills. No building sites should be located above the development limit line.
- F. The Stoneridge area** includes land on the northern slopes of South Street Hills. Development west of the end of Lawrence Drive should be subject to architectural review and to measures assuring that building sites will be stable.
- G. The Calle Joaquin area** should allow the continuation of a commercial use for the existing building on the hill, but no further development.
- H. The Irish Hills area** should secure permanent open space with no building sites above the 150-foot elevation, in conjunction with any subdivision or development of the lower areas.

- I. **The Billygoat acres** area extends into the Irish Hills above Prefumo Creek. No further development should occur beyond the urban reserve line.
- J. **The Prefumo Creek** area extends into the Irish Hills west of Prefumo Canyon Road. It should have no more dwellings than allowed by the 1991 County Land Use Element. Any dwellings developed in this area should be clustered west of Prefumo Creek, with permanent open space protection of the creek and the upper hillsides.
- K. **The Maino-Madonna** area includes land west of Highway 101 on the lower slopes of San Luis Mountain and the northeast slopes of the foothill bordering Laguna Lake Park.
 - (1) A specific plan or development plan for the whole area should be adopted before any part of it is annexed, subdivided, or further developed. (See also Special Design Areas, policy 8.1.)
 - (2) Land southwest of the Bianchi ranch house driveway (Madonna property), designated Interim Open Space, may accommodate a generously landscaped, low-intensity extension of the existing tourist facilities. Development locations and building forms should respect natural slopes and maintain views of the mountain from the highway and nearby neighborhoods. ~~Before this area is developed, the road cut on the east and south faces of San Luis Mountain should be restored to a natural slope and replanted.~~
 - (3) Land north of the Bianchi ranch house driveway (Maino property), designated Interim Open Space, may accommodate carefully located and designed houses, visitor accommodations or a restaurant, specialized housing, or offices.
 - (4) ~~On both properties, the foreground~~ area immediately west of Highway 101 should be retained as an open space buffer.
 - (5) Any plan for further development in this area must address reconfiguration of the Marsh Street interchange and possible extension of a frontage road connecting Marsh Street and Madonna Road west of Highway 101.
- L. **The Luneta Drive** area includes parcels which may be used for houses, so long as new construction and major additions to the houses are approved by the Architectural Review Commission.

6.3 Hillside Programs (See also Section 10, Implementation)

6.3.1 Designating Sensitive Sites Subdivision approval in hillside planning areas will include designation of "sensitive sites," which are subject to architectural review. [7.1]

6.3.2 Transfer of Development Credits The City will add a "development transfer" section in its Zoning Regulations, to encourage the transfer of residential development allowed on land outside the urban reserve line to suitable land within the line, regardless of land ownership. [7.2]

6.3.2 Architectural Guidelines Through architectural review guidelines, the City will establish the presumption that all hillside development occurs on sensitive sites, where architectural review is required. The Community Development Director will screen all proposals to identify any which do not need architectural review. [7.3]

6.3.3 Maximum Building Height The City will consider means to mitigate the visual impacts of hillside houses, including revising the way maximum building height is determined. [7.4]

6.4 Creeks and Flooding Policies

Introduction

San Luis Obispo's *creeks* provide wildlife habitat and viewing and hiking pleasures, in addition to carrying storm water runoff. When some creeks overflow during major storms, they flood wide areas beyond their channels (Figure 8) . San Luis Obispo wants to avoid injury or substantial property losses from flooding, while keeping or improving the creeks' scenic appearance, recreational value, and fish and wildlife habitat.

6.4.1 Creek Management Objectives The City should manage its lake, creeks, *wetlands*, and floodplains to achieve the multiple objectives of:

- A. Maintaining and restoring natural conditions and fish and wildlife habitat;
- B. Preventing loss of life and minimizing property damage from flooding;
- C. Providing recreational opportunities which are compatible with fish and wildlife habitat, flood protection, and use of adjacent private properties.
- D. Recognizing and distinguishing between those sections of creeks and Laguna Lake which are in previously urbanized areas, such as the downtown core, and sections which are in largely natural areas. [8.1]



MAJOR CREEK

100-YEAR FLOODPLAIN

FIGURE 8 .

CREEKS & FLOODPLAINS

6.4.2 Citywide Network The lake, creeks, and wetlands should be part of a citywide and regional network of open space, parks, and trails, all fostering understanding, enjoyment, and protection of the natural landscape and wildlife. [8.2]

6.4.3 Flood Hazard Reduction [8.3]

- A. The City will develop and carry out environmentally sensitive programs to reduce or eliminate the potential for flooding in previously developed, flood-prone areas of the City.
- B. The City should allow flood waters to move through natural channels. Flow should be accommodated by removing debris and man-made obstructions. The City recognizes that natural channels generally cannot contain runoff from a storm of the intensity expected once in 100 years ("100-year storm").
- C. No new building or fill should encroach beyond, or extend over, the top-of-bank of any creek.
- D. Within predominantly developed areas (such as downtown) infill, remodel, and replacement projects should not displace more flood water than previous structures on the site or in the vicinity. Commercial buildings may be flood-proofed where providing floor levels above the 100-year storm flow is not appropriate due to adjacent improvements.
- E. Within new development areas, such as the potential expansion areas shown in Figure 2, substantial displacement of flood waters should be avoided by:
 - (1) Keeping a substantial amount of flood-prone land in the vicinity as open space;
 - (2) Enlarging man-made bottlenecks, such as culverts, which contribute to flood waters backing up from them;
 - (3) Accommodating in such places uses which have relatively low ratios of building coverage to site area, for which shallow flooding of parking and landscape areas would cause minimum damage.
 - (4) Requiring new buildings to be constructed above the 100-year flood level.
- F. Creek widening shall be considered only as a last resort if there is no practicable alternative, consistent with the Open Space Element.

6.4.4 Amenities and Access New public or private developments adjacent to the lake, creeks, and wetlands should respect the natural environment and incorporate the natural features as project amenities. Developments should include public access across the development site to the water feature and along the water feature, where wildlife habitat, public safety, and reasonable privacy and security of the development can be maintained, consistent with the Open Space Element. [8.4]

6.4.5 Open Channels All open channels should be kept open and clear of structures in or over their banks. When necessary, the City may approve structures within creek channels under the limited situations described in the Open Space Element. ~~bridges giving access to permitted development, and measures necessary for flood protection or erosion control, where there are no feasible, environmentally superior alternatives to such structures. Such structures should be designed to minimize disturbance of wildlife habitat and the natural appearance of creeks and wetlands.~~[8.5]

6.4.5 Creek Setbacks [8.6]

- A. The City should establish *creek setbacks* lines, consistent with the Open Space Element. ~~The lines should to include: as a minimum, the first 20 feet an appropriate separation from the edge of the wetland or the physical top of the creek bank; the 100-year flood area; the appropriate floodway, as identified in the Flood Management Policy; significant riparian plants or wildlife habitat; space for paths called for by any City-adopted plan. (See the Open Space Element for additional standards.)~~
- B. The following items should be no closer to the wetland or creek than the setback line: buildings, streets, driveways, parking lots, above-ground utilities, and outdoor commercial storage or work areas.
- C. Development approvals should respect the separation from creek banks and protection of floodways and natural features identified in part A above, whether or not the setback line has been established.
- D. The features which normally would be outside the creek setback may be permitted to encroach where there is no practicable alternative, to allow reasonable development of a parcel, consistent with the Open Space Element. ~~when, and to the extent that, a narrower setback is necessary to allow a small lot to be developed in a pattern similar to adjacent lots along the creek. Any exception must be justified.~~
- E. ~~Most existing road crossings over creeks should remain.~~ Existing bridges may be replaced or widened, consistent with the criteria of the Open Space Element. Removal of any existing bridge or restoration of a channel to more natural conditions will provide for traffic circulation, access, utilities, and reasonable use of adjacent properties.

6.4.6 Porous Paving The City encourages the use of porous paving to facilitate rainwater percolation. Parking lots and paved outdoor storage areas shall, where practical, use one or more of the following measures to reduce surface water runoff and aid in groundwater recharge: porous paving; ample landscaped areas which receive surface drainage and which are maintained to facilitate percolation; drainage detention basins with soils that facilitate percolation. [8.9]

6.5 Creeks and Flooding Programs

6.5.1 Previously Developed Areas To limit the potential for increased flood damage in previously developed areas, the City will:

- A. Ensure that infill, remodel, and replacement projects:
 - (1) Do not displace significantly more flood water than previous structures on a site;
 - (2) Do not contribute floating debris to flood waters;
 - (3) Have finish floors at least one foot above the flood level or, if this is not practical, be flood-proofed, to minimize risk to life and damage to utilities, furnishings, merchandise, and equipment.
- B. Remove man-made obstruction from channels.
- C. Ensure that any new development in the watershed detains rather than accelerates runoff from development sites. [policy 8.7]

6.5.2 County and Property Owners The City will coordinate with the County and with property owners to control erosion within the watershed. [policy 8.8]

6.5.3 Ownership and Easements The City will obtain fee ownership, or easements, for drainage, maintenance, and appropriate public access, for wetlands and creek channels. [8.1]

6.5.4 Man-made Obstructions The City will maintain the creeks free of man-made obstructions. [8.2]

6.5.5 Restoration at Development Sites The City will require protection and restoration of wetlands and creek channels for fish and wildlife habitat within development sites. [8.3]

6.5.6 National Flood Program The City will administer the National Flood Insurance Program standards. [8.4]

6.5.7 Wide Cooperation The City will work with the U. S. Army Corps of Engineers, U. S. Fish and Wildlife Service, California Department of Fish and Game, Regional Water Quality Control Board, County Flood Control District, the County Land Conservancy, and other interested groups and individuals to assure that its own activities and the development it regulates conform with flood-control and habitat-protection objectives. [8.5]

6.5.8 Creekside Care and Notification In maintaining creek channels to accommodate flood waters, the City will notify owners of creeks and adjacent properties in advance of work, and use care in any needed removal of vegetation. [8.6]

6.5.9 Public Awareness The City will foster public awareness and appreciation of wetlands and creeks through such activities as tours and clean-up events. [8.7]

6.5.10 Waterway Management Plan The City will work with other affected agencies, community groups, and property owners to prepare an inventory of, and a management plan for, all waterways. The plan will describe and set priorities for acquisition, habitat restoration, and development of public access. [8.8]

6.6.11 Nonnative Plants The City will work with other affected agencies to remove harmful, nonnative plants along creeks and replace them with native, riparian plants. [8.9]

6.7 Community Heritage Policies

Introduction

Before Europeans arrived on the central coast, native Chumash and Salinan had lived in the area for centuries. While many reminders of these people have been destroyed, some evidence of their presence remains, and should be respectfully studied and preserved. San Luis Obispo began with the founding of the Mission in 1772. Over the last two centuries, the community has experienced many changes. The many older buildings and historic sites which remain help us appreciate these changes today. The City wants to preserve these tangible reminders of earlier days in the community's life.

6.7.1 Historical Resources *Historical resources* should be identified, preserved, and where necessary and possible, restored. [9.1]

6.7.2 Building Conservation Historically or architecturally significant buildings should not be demolished or substantially changed in outward appearance, unless doing so is necessary to remove a threat to health and safety and other means to avoid the threat are infeasible. The street appearance of buildings which contribute to a neighborhood's architectural character should be maintained. [9.2]

6.7.3 Remodeling and New Buildings Changes or additions to historically or architecturally significant buildings should be consistent with the original structure. New buildings in historical districts, or on historically significant sites, should reflect the form, spacing, and materials of nearby historic structures. [9.3]

6.7.4 Archaeological Resources ~~Archaeological resources should be preserved in a manner consistent with professional standards.~~ [9.4]

- A. The City shall provide for the protection of both known and potential archaeological resources. To avoid development on important archaeological sites, all available measures, including purchase of fee interest or development rights, shall be explored at the time of a development proposal. Where such measures are not feasible and development would adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.
- B. Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use on or adjacent to known sites or unauthorized collecting of artifacts, shall be prohibited.
- C. The City shall establish and maintain archaeological site records about known sites. Specific archaeological site information will be kept confidential to protect the resources. The City will maintain, for public use, generalized maps showing known areas of archaeological sensitivity.
- D. Development within an archaeologically sensitive area shall require a preliminary site survey by a qualified archaeologist knowledgeable in Chumash culture, prior to a determination of the potential environmental impacts of the project.
- E. Where a preliminary site survey finds substantial archaeological resources, before permitting construction, the City shall require a mitigation plan to protect the resources. Possible mitigation measures include: project redesign; covering with a layer of fill; excavation and removal under the direction of a qualified professional; presence of a qualified professional during initial grading or trenching.

- F. Where substantial archaeological resources are discovered during construction or other activities, all activities shall cease until a qualified archaeologist knowledgeable in Chumash culture can determine the significance of the resource and recommend alternative mitigation measures.
- G. All Native American cultural sites and archaeological sites should be protected as open space wherever possible.
- H. All areas proposed for development should be surveyed for significant Native American resources before planning is finalized.
- I. Native American participation should be included in the City's guidelines for resource assessment and impact mitigation. Native American monitors should be present during archaeological excavation, and during construction in an area likely to contain cultural resources.
- J. The City will respect the fact that sites may be culturally significant to Native Americans even if they have lost their scientific archaeological integrity through previous disturbance, and that artifacts may have intrinsic value even if their archaeological context has been disturbed.
- K. The Native American community should be consulted as knowledge of cultural resources expands and as the City considers updates or significant changes to its General Plan.

6.8 Community Heritage Programs

6.8.1 Cultural Heritage Committee The City will maintain its Cultural Heritage Committee to help identify, and advise on suitable treatment for, archaeological and historical resources. The Cultural Heritage Committee will continue to develop information on historic resources and provide guidance to owners to help restoration efforts. [9.1 and 9.2]

6.8.2 Property Maintenance and Restoration The City will continue a financial assistance program which encourages owners to maintain and restore historic properties. [9.3]

6.8.3 Architectural Review The City will expand its Architectural Review Guidelines to offer more specific guidance on the construction of new buildings within historic areas. [9.4]

6.8.4 Public Awareness The City will foster public appreciation of historic resources by sponsoring educational programs. [9.5]

6.8.5 Archaeological Survey Standards The Cultural Heritage Committee will prepare standards concerning when and how to conduct archaeological surveys, and the preferred methods of preserving artifacts. [9.6]

6.8.6 Displays The Cultural Heritage Committee and the County Archaeological Society will help display artifacts which illuminate past cultures. [9.7]

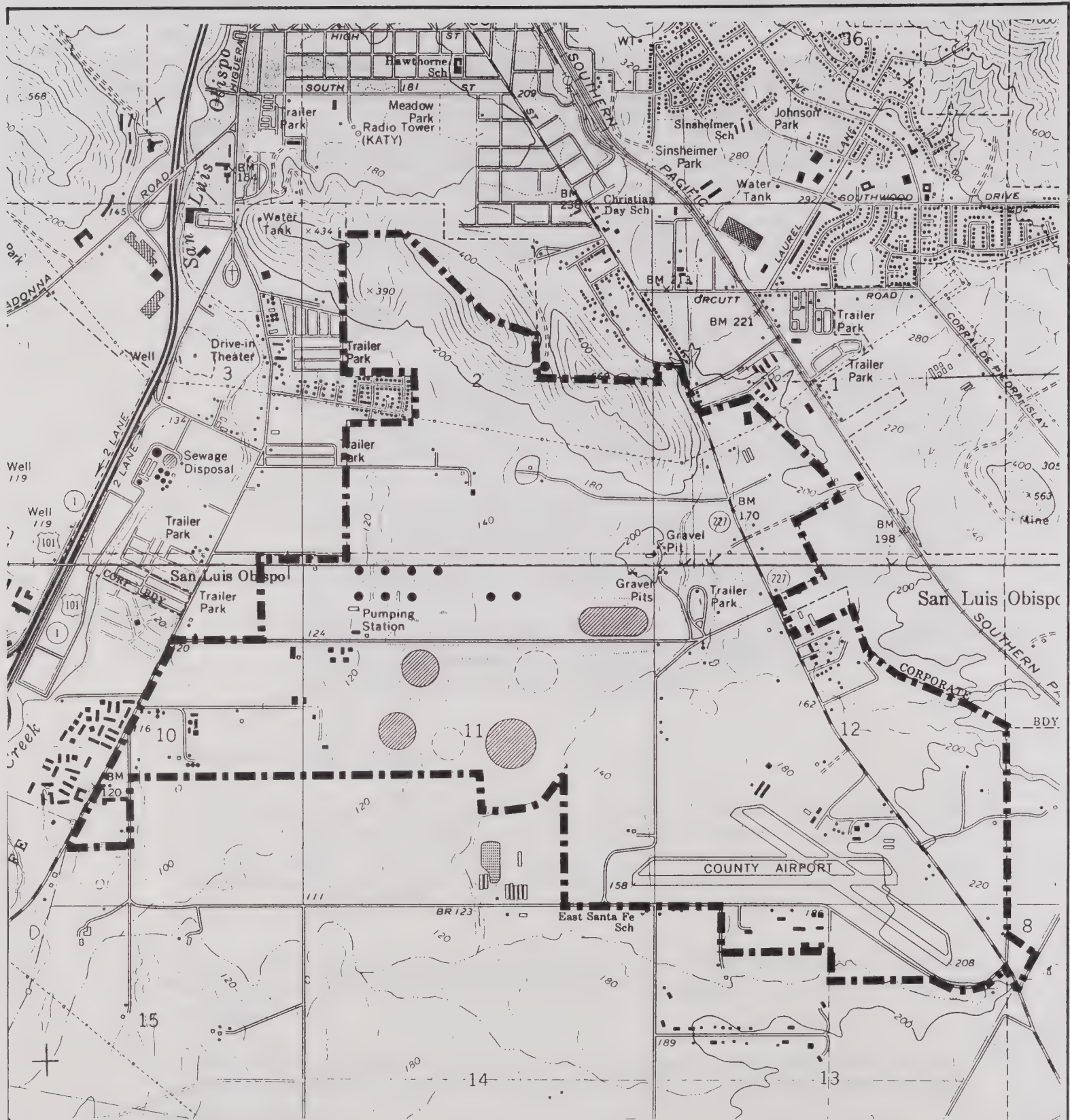


FIGURE 9

AIRPORT AREA

AIRPORT AREA

Introduction

~~The City and the County have been concerned especially with resolving consistent policies for the airport area (Figure 9).~~

POLICIES

7.1 Regional Service [10.1]

The airport will continue to serve the region, ~~as provided in~~ consistent with the approved Airport Master Plan.

7.2 Airport Land Use Plan [10.2]

Development should be permitted only if it is consistent with the San Luis Obispo County Airport Land Use Plan. Prospective buyers of property which is subject to airport influence should be so informed.

7.3 City Annexation and Services [10.3]

The City intends to annex ~~actively pursue annexation of the Airport Area land~~ which is inside the urban reserve (Figure 9) ~~, during the planning period (1993 to about 2017).~~ The County should not approve urban development in the Airport Area. Urban development should be within the City limits. The City may annex areas which are not planned to be developed, and it may annex potential development areas before it has adequate water and sewer treatment capacity to serve them. However, urban development should occur only when adequate City water and sewer service are available. Special districts should not be formed or enlarged to provide water or sewer service within the Airport Area.

7.4 Greenbelt Protection

Annexation of the Airport Area should be consistent with the growth management objectives of maintaining areas outside the urban reserve line in rural, predominantly open-space uses.

7.5 Internal Open Space

The areas designated for urban uses, but not necessarily each parcel, should include open areas as site amenities and to protect resources, consistent with the Open Space Element.

7.6 Development Before Annexation [10.4 and 10.7]

A. Areas which are designated for eventual urban development may be developed during the interim with *rural residential* or *rural commercial* uses. In such areas, County development standards and discretionary review should assure that projects will not preclude options for future urban development consistent with the City's planning policies and standards. Before any discretionary County land-use or land-division approval for such areas, a development plan for the site should be prepared, showing that circulation, water and other utility, and drainage proposals will be compatible with future annexation and urban development.

B. Any ~~All new~~ development within the urban reserve approved by the County prior to annexation should comply with ~~City the San Luis Obispo Community Design Plan, which is to be adopted by the County.~~ This plan establishes standards for roadway cross-sections, bus stops, walking and bicycle paths, landscaping, view protection, setbacks, preferred site layouts, and architectural character.

~~10.5 If the City has not made substantial progress toward annexing and providing services for urban development in designated parts of the airport area by the year 2000, the City and County should reconsider planning policies and land use designations to permit increased development intensities under County jurisdiction.~~

7.7 Transit Service [10.6]

Transit service linking development sites with the ~~rest of the community~~ citywide bus system should be provided concurrent with any additional urban development in the Airport Area.

7.8 Specific Plan [10.8]

The City ~~and County may will~~ prepare a specific plan ~~or a plan~~ for land uses, habitat protection, ~~roads~~ circulation, utilities, and drainage within the Airport Area.

7.9 Business Parks

7.9.1 Location and Uses *Business parks* may be developed in areas designated for them. Business parks are to accommodate research and development and light manufacturing in a campus like setting. They should provide high quality design of public and private facilities. Land designated for a business parks should not be further divided or developed until the City annexes the area and approves a master plan for, ~~and annexation of,~~ the business park. [10.9]

7.9.2 Building Intensity Building location and intensity standards will be provided in a specific plan for each business park. The ratio of building floor area to site area shall not exceed 1.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as

well as procedures for exceptions to such standards in special circumstances. Dwellings may be provided only as caretaker quarters or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area. (Also, see the residential section for policies on density bonuses for affordable housing.)

7.10 Recreation Area [10.10]

The large Recreation space shown in the Airport Area is to be a golf course or other outdoor recreational use such as sports fields, irrigated with nonpotable (probably reclaimed) water.

7.11 Tank Farm Uses [10.11]

The large Services and Manufacturing area north of the Recreation area is to remain a petroleum tank farm during the planning period. Any more intense use or commercial development would require an amendment to this element.

PROGRAMS

7.11 Specific Plan [10.1]

The City will ~~initiate discussions with the County Board of Supervisors and work with Airport Area property owners concerning adoption of a phased specific plan to~~ complete specific plans for the Margarita Area and for the rest of the Airport Area.

7.12 Airline Service and Impacts [10.2]

The City will work with the County to ~~identify and remove conditions which impede~~ assure that airline services and conditions in the vicinity of the airport are consistent with the Circulation Element policies.

7.13 Growth Management [10.3]

The City will annex the area ~~in phases, contingent on the City's ability to provide utilities and services~~ and accommodate incremental development consistent with the growth management policies, including those concerning adequacy of resources and services and development paying its own way.



SCALE 1" = 3500'

FIGURE 10

OPTIONAL USE & SPECIAL DESIGN AREAS



city of
san luis obispo

990 Palm Street/Post Office Box 8100 • San Luis Obispo, CA 93403-8100

OPTIONAL USE & SPECIAL DESIGN AREAS

Introduction

In and near the City are several areas where it is appropriate to consider a range or mix of uses which ~~are not allowed by~~ do not correspond with any one open-space, residential, commercial, or public designation ~~described elsewhere in~~ used by this element. However, a particular use or mix of uses may not be desirable unless it is chosen in combination with a specific physical design which solves problems of relationships between activities within the site, and between the site and its neighbors. In optional use and *special design areas*, the City intends to ~~allow a wider choice of~~ make a choice about appropriate land uses ~~than normally would be permitted~~ based on information which will become available. In some cases, the choice will be connected with ~~subject to~~ approval of a development plan, possibly with customized limits on specific activities and requirements for off-site improvements or dedications. Each special design area that is mostly vacant will be designated Interim Open Space until the City approves a plan for use of the area.

Special design areas are designated by number on the General Plan Land Use Map, and are indicated on Figure 10. These areas and the guidelines for their development are listed below. (The number following the decimal point corresponds to the map number.)

POLICIES

~~11.1 Foothill Creek~~

~~This 5.7-acre site may be suitable for a neighborhood park.~~

~~11.2 Marsh and Johnson Center~~

~~This 5.5-acre site is suitable for a neighborhood commercial center. A major food store is a desired use. Small stores and services, offices, and dwellings are suitable uses. The creek corridor and neighborhood character must be protected.~~

8.1 Maino-Madonna Area [11.3]

8.1.1 This 70-acre area may be developed further only if surrounding hillsides are permanently protected as open space.

8.1.2 Land southwest of the Bianchi ranch house driveway (Madonna property), designated Interim Open Space, may accommodate a generously landscaped, low-intensity extension of the existing tourist facilities. Development locations and building forms should respect natural slopes and maintain views of the mountain from the highway and nearby neighborhoods. ~~Before this area is developed, the road~~

~~cut on the east and south faces of San Luis Mountain should be restored to a natural slope and replanted.~~

8.1.3 Land north of the Bianchi ranch house driveway (Maino property), designated Interim Open Space, may accommodate carefully located and designed houses or specialized group-living facilities, visitor accommodations or a restaurant, offices, or a combination of these uses.

8.1.4 On both properties, the foreground area immediately west of Highway 101 should be retained as an open space buffer.

8.1.5 Any plan for further development in this area must address reconfiguration of the Marsh Street interchange and possible extension of a frontage road connecting Marsh Street and Madonna Road west of Highway 101.

8.2 Mid-Higuera Area [11.4]

The City will prepare and adopt a plan for this multi-block commercial area showing any desired street and driveway changes, and flood mitigation measures. The plan could also serve as a "conceptual redevelopment plan," guiding private construction on sites affected by any widening of Higuera Street or San Luis Obispo Creek.

8.3 Drive-in Theater Area [11.5]

This 39.25-acre area should be further developed only if flooding can be mitigated without significant harm to San Luis Obispo Creek. Until flood hazards are mitigated, continued agricultural use and low-intensity recreational use are appropriate. Any use drawing substantial regional traffic also depends on providing a full interchange at Prado Road and extending Prado Road to connect with Madonna Road.

Once flooding and access issues are resolved, the area would be suitable for government agencies' regional offices (see also policy 5.1.6).

8.4 Los Osos Valley Gap [11.6]

This 16-acre site should be developed if land in common ownership to the east is permanently preserved as open space. The following are possible uses for the area designated Interim Open Space.

- For about one-half the area, additional vehicle sales area;
- For about one-half of the area, an elementary school, if not provided within the Irish Hills expansion area, and neighborhood park;
- Multifamily housing.

REVIEW & AMENDMENT

9.1 Comprehensive Reviews [12.1]

The City should conduct a comprehensive review of this element at least every ten years, and at other times deemed necessary by the City Council, considering possible changes in citizen's preferences, technology, population characteristics, and regional plans.

9.2 Amendment Proposals [12.2]

Amendments to this element, requested by citizens or deemed useful by the Planning Commission or the City Council, will be considered by the City. Such amendments should be considered in groups, not more than four times each year.

9.3 Annual Report [12.3]

The City ~~should~~ will prepare an annual report on the status of the general plan, ~~during the first quarter of each calendar year,~~ to include the following:

- A. A summary of private development activity and a brief analysis of how it helped meet general plan goals;
- B. A summary of major public projects and a brief analysis of how they contributed to meeting general plan goals;
- C. An overview of programs, and recommendations on any new approaches that may be necessary.
- D. A status report for each general plan program scheduled to be worked on during that year: completed programs would be noted and deleted from the element; delayed programs should be reevaluated to see if they are still necessary or appropriate (if not, they would be deleted; if still considered valuable, the programs' schedules should be adjusted);
- E. Updated population or other information deemed important for the plan.

Program

~~12.1 The City will prepare an annual review of the general plan as outlined in policy 12.3, during the first quarter of each calendar year.~~

[reserved for illustration]

IMPLEMENTATION

Introduction

"Implementation" refers to all the City's actions to carry out the general plan. Besides the programs described in previous sections, the City uses the following means of implementing the Land Use Element. The City's actions under the following headings are to be consistent with the General Plan.

- 10.1 Zoning Regulations** consist of the zoning map, lists of uses allowed in certain zones, property-development standards such as maximum building height and minimum parking, and procedures intended to give the interests of development applicants and other citizens fair consideration.
- 10.2 Subdivision Regulations** cover the division of land into parcels which can be sold, and set basic standards for streets and utilities.
- 10.3 Architectural review** applies to the layout and outdoor appearance of new housing tracts, multifamily developments, stores, offices, and manufacturing buildings, and remodeling of some downtown buildings and historical buildings.
- 10.4 Grading Regulations** limit the amount and methods of reshaping the ground to accommodate development.
- 10.5 Budgets** spell out how City funds will be obtained and spent, particularly the **capital improvement program**, a multiyear list of major facilities and equipment which the City will buy or build. The capital improvement program includes water sources and sewage treatment equipment, water and sewer lines, and streets and bridges. The Planning Commission reviews this program for conformity with the general plan.
- 10.6 Property management** covers buying land for new City facilities and for public open space, and selling or leasing land no longer needed for a City government function.
- 10.7 Development plans and specific plans** bridge between general policies and actual construction plans.
- 10.8 Environmental review** is a formal way to inform the public and decision-makers of the expected consequences of their actions. Two common types of environmental documents are environmental impacts reports and "initial studies." Before considering private proposals for a major development, such as a specific plan or special-design area, the City should conduct an evaluation of environmental opportunities and constraints, to which a private proposal can respond. Features to be examined would include toxic contamination, airport operations, ground slopes, seismic hazards, soil and groundwater characteristics, significant wildlife habitats, road and rail traffic

noise, water and sewer service limits, access and circulation, and historic and archaeological resources.

- 10.9 Communication**, ranging from informal staff discussions to letters from the City Council, lets other agencies know the City's position based on the general plan.

DEFINITIONS

Some terms unique to the General Plan or city planning activities are used. They are defined below. The first time each of these terms appears in the text, it is printed in *italics*.

Annexation is the extension of the City limits, to increase the area which is subject to City laws and, sometimes, eligible for City utilities and services. Annexations are acted on by the Local Agency Formation Commission, according procedures and standards in State law. This commission is made up of two members of the County Board of Supervisors, two members of councils of the cities within the County, and a public member.

Arterial street is a major road connecting different areas of the City with each other and with highways. Driveway access is usually limited. (See also the Circulation Element.)

Business park is a master-planned, campus-like setting for research-and-development or light-manufacturing industries.

Building intensity is a measure of the amount of floor space in relation to site area. It is expressed as the ratio of gross building floor area to site area. For example, where a ratio of 1.0 is allowed, building floor area can equal site area. In this example, a one-story building could cover all of the site (except any required setbacks), a two-story building could cover one-half the site, or a three-story building could cover one-third of the site. (See also "density.")

Civic Center is a part of downtown where certain types of City and County government offices are to be concentrated.

Collector street is a street serving a neighborhood or subarea of the City, usually having only two lanes. See also the Circulation Element.

Commercial core is the part of downtown where buildings generally cover whole parcels and there is little or no on-site parking. See Figure 3.

Conservation/open space [see "Open Space"]

Creek is a waterway or portion of a waterway so designated on the Open Space Element "Creek Map," or other source as defined in the Open Space Element ~~natural watercourse where water flows in a definite channel, with a bed and banks. The water may flow continuously throughout the year, during part of the year, or only during or soon after rainfall.~~ (See also "wetlands.")

Creek setbacks lines establish the minimum distance that development must be from a creek's physical top of bank or the outer edge of riparian vegetation, considering adequate space for natural changes and the storm design capacity, as provided in the Open Space Element ~~how close development can be to creek banks.~~

Density describes how many things of a certain kind occupy an area of land. Density is often expressed as the number of residents, dwellings, or employees per acre. In this element, it means the maximum number of dwellings per acre. (See also "building intensity.")

Development limit line is a boundary, inside the urban reserve, between land to remain open and land which can be developed. It has been applied to certain hillsides.

Development plan is a plan for development of a certain site which has been rezoned under the "planned development" section of the City's Zoning Regulations. A development plan shows land uses, roads, utilities, building outlines, and development timing in more detail than the general plan, but not so precisely as construction plans.

Downtown is the central part of the City, generally bounded by Highway 101, the railroad, and High Street.

Expansion areas are places that the City has decided will be appropriate for urban development, generally next to and extending beyond the City limits at the time the plan was adopted. The relatively large major expansion areas are shown and named on the plan map. Some smaller minor expansion areas are also shown; others may be designated as the City identifies additional places which meet certain standards that make them appropriate for urban development.

General Retail is a commercial land-use category which includes specialty stores as well as department stores, restaurants, and some services such as banks.

Greenbelt is the ~~open land beyond the permanent edge to~~ land surrounding the City's urban reserve line area, which maintains the City's rural setting by preserving hillsides, agricultural land, and other open space.

Health-Care area is a district on Johnson Avenue where County and related private health-care facilities are to be located.

High-Density Residential is a land-use category for attached or closely spaced dwellings, usually in multistory buildings, for group housing, and for other uses that are supportive of and compatible with residential neighborhoods.

Hillside planning areas are places at the City's edges where a relatively precise boundary between potential development areas and open space has been drawn, and where special development standards apply.

Historical resources are places, buildings, or artifacts which represent periods in local history.

Interim Open Space is a land-use category for areas which may be suitable for development someday but which should be kept open until certain constraints to development are overcome.

Local street is a street providing access to all or part of a neighborhood, and not carrying through traffic. See also the Circulation Element.

Low-Density Residential is a land-use category for dwellings with substantial yards, and for other uses that are supportive of and compatible with residential neighborhoods.

Major annexation is the annexation of land within a major expansion area (see "expansion area").

Major expansion area -- see "expansion area."

Medium-Density Residential is a land-use category for dwellings with small yards, and for other uses that are supportive of and compatible with residential neighborhoods.

Medium-high-density residential is a land-use category for attached or closely spaced dwellings, usually in multistory buildings, for group housing, and for other uses that are supportive of and compatible with residential neighborhoods.

Minor annexation is the annexation of land within a minor expansion area (see "expansion area").

Minor expansion area -- see "expansion area."

Neighborhood retail Commercial is a commercial land-use category for businesses which primarily meet the frequent shopping demands of people who live nearby, such as supermarkets and drug stores.

Office is a land-use category for professional and financial services, and related, supporting businesses.

Old Town means the part of downtown which includes the residential areas around the commercial core, where most original houses were built before 1940.

Open Space is land or water area which remains in a predominantly natural or undeveloped state. Such lands protect and preserve the community's natural and historical resources, define the urban boundary, and provide visual and physical relief from urban development. Open spaces may consist of small portions of a parcel or large tracts of land. Such lands may include farming and grazing; creeks, marshes, watershed and floodplains; scenic resources; plant and animal habitat; historic and archaeological resources; and passive

~~recreation areas. land is generally free of structures, including land in a natural condition, land used for grazing or crops, and parks. Open space includes the City's "conservation/open space" land use designation, and the County's "open space," "agriculture," and "rural lands" designations. Public and private outdoor recreation areas with minimal facilities may also be considered open space.~~

Park is a land-use category for publicly owned parks.

Planning area is the land within the City limits where the City can control development as well as the area outside the City limits where the City is particularly concerned with land use. See Figure 1.

Prime agricultural land means land which the U. S. Soil Conservation Service considers to be Class I or Class II. These soils have few or no limitations for growing crops due to slope, depth, texture, drainage, or inherent fertility.

Programs are actions which the City intends to take in pursuit of its goals and policies.

Public is a land-use category for government facilities, such as schools, offices, meeting rooms, police and fire stations, and maintenance yards.

Recreation is a land-use category for publicly or privately owned recreation facilities, either outdoors or buildings within a park-like setting.

Region generally means San Luis Obispo County.

Residential/Office is a potential land-use category for downtown neighborhoods which have started to make the transition from residential to office uses, where the City wants to assure that housing is protected or replaced as office development occurs.

Riparian means characteristic of creeks or their edges.

Rural commercial is an intensity of land-use in the airport area. Rural commercial includes farming as well as businesses which need a lot of space, which can be supported by on-site water supply and waste disposal rather than City water and sewer service, and which do not concentrate substantial numbers of employees or customers.

Rural Residential is a land-use category for one or fewer dwellings per ten acres, where City water and sewer services are not available.

Services and Manufacturing is a land-use category including repair and maintenance services, retailing of items such as vehicles and building materials, and light manufacturing.

Small residential care facility means a home for not more than six people who need supervision or help with daily activities.

Social services area is a district on South Higuera Street near Prado Road where government agencies providing income-maintenance and employment services are to be located.

Special design areas are sites where the general plan anticipates a broader range or mix of uses than would be allowed by the named land-use categories, and where those uses can be developed only as part of a development plan which solves certain problems.

Specialty store is one which offers a limited range of typically small consumer items to a wide market area, such as a shoe store, book store, or tobacco shop.

Specific plan is a document adopted by the City to show land uses, roads, utilities, other public facilities, and development timing in more detail than the general plan, but not so precisely as subdivision maps or construction plans.

Suburban Residential is a land-use category for not more than one dwelling per acre, where City water and sewer services are not available.

Tourist Commercial is a land-use category for businesses which primarily serve visitors and the travelling public, such as motels, gas stations, and restaurants.

Urban reserve line is the boundary between areas that the City has decided will be appropriate for urban development and land to remain in open-space and rural uses.

Urban use is a relatively intensive use of land which normally requires City water and sewer service; urban uses are nearly all the types of development accommodated in the following categories of this element: low-, medium-, medium-high, and high-density residential; neighborhood, tourist, and general-retail commercial; offices; services and manufacturing; and most public buildings.

Warehouse store is a large retail or wholesale store which sells items primarily in bulk quantities or containers, and which has minimal range of brands and minimal display space that is separate from storage areas.

Wetland is any area ~~which is inundated by surface water or ground water sufficient to support plants adapted for life in saturated soil.~~ where one or more of the following attributes exist:

1. At least periodically, in years of normal rainfall, the plants are those which thrive only in water or saturated soil.
2. The substrate is predominantly undrained hydric soil as defined by the United States Soil Conservation Service.

3. Substrate other than soil is at least periodically saturated or covered by shallow water at some time during the growing season in each year of normal rainfall.

Where less than all three attributes exist, delineation of a wetland must be supported by wetland habitat values, wetland associated fish and wildlife, and related biological activity.

